

# BENDIKSEN LANDING

**PROPOSED REDEVELOPMENT PROJECT**



# TABLE OF CONTENTS

4-5	Site Conditions, Goals & Plan	32-39	Phase III: 5+ Years
6-7	Market Analysis Summary	40-43	Phase IV: 5+ Years
8-9	Branding	44	Long-Term Vision
10-13	Phase Overview	45	Capital Cost
14-24	Phase I: 0-2 Years	46	Next Steps & Recommendations
25-31	Phase II: 3-5 Years		

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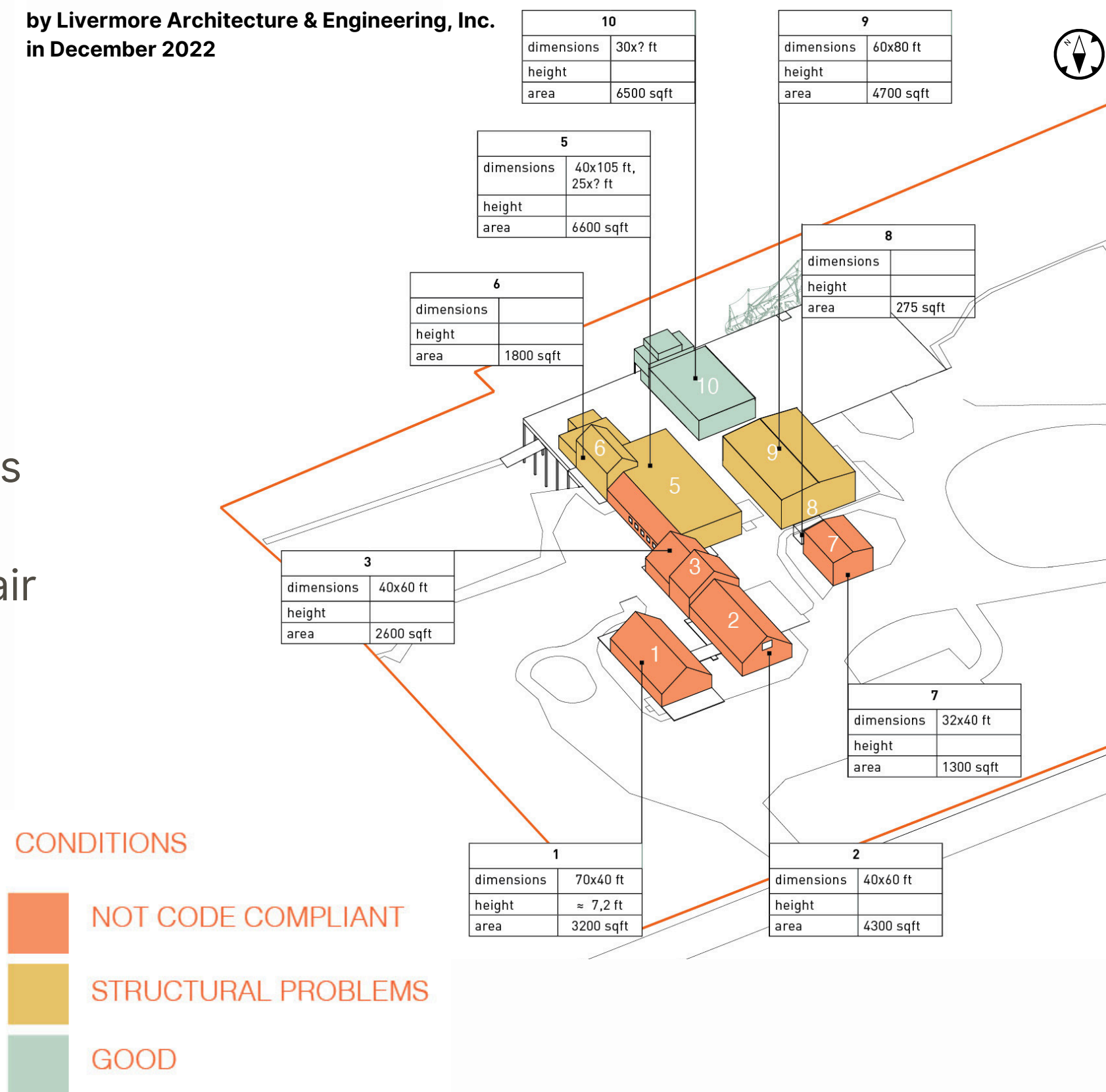
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**Facilities and Branding**

# CURRENT SITE CONDITIONS

- Buildings 1 & 2 being remodeled
- Current Tenants:
  - Linda's Fish & Chips
  - Taylor Shellfish
  - Makers' Space
    - Bike & Kayak Rental
  - WA Sea Grant Offices
- No designated pedestrian or bicycle paths
- Shoreline:
  - Pier is currently is in a state of disrepair
  - In need of retrofitting & remediation



Based on Structural Assessment  
by Livermore Architecture & Engineering, Inc.  
in December 2022





## PROJECT GOALS & VISION

### **Provide design & land use recommendations for the site that will:**

- Create jobs for South Bend & Pacific County residents
- Generate revenue for the Port of Willapa Harbor
- Create an activated & engaging space for the community
- Attract & sustain tourism from Highway 101
- Align with South Bend & Pacific County Comprehensive Plan goals
- Honor the maritime heritage of the site & broader community
- Separate public-facing & industrial uses



# SUMMARY OF MARKET ANALYSIS

## EVALUATION CRITERIA

- Creates new jobs for Pacific County residents
- Generates revenue for Port of Willapa Harbor
- Satisfies unmet demand in community

## NON-VIABLE TENANTS

- **Daycare/Child Services Center**
- **Artist Residency**
- **Internet Cafe**



# SUMMARY OF MARKET ANALYSIS

## EVALUATION CRITERIA

- Creates new jobs for Pacific County residents
- Generates revenue for Port of Willapa Harbor
- Satisfies unmet demand in community



PHASE I



PHASE II



PHASE III



PHASE IV



LONG-TERM VISION

## VIABLE TENANTS

- Food Trucks
- Farmers' Market
- Makers' Space
- Bike Shop/Rental Operation
- Event Space
- Kayak Rental Operation
- Marine-related Storage
- Recreational Marina
- Commercial Boatyard
- Seafood Restaurant
- Educational Research Center
- Tool Library
- Commissary Kitchen
- Recreational Fishing Rentals/Bait & Tackle Shop
- Passenger Ferry



# BRANDING

## INSPIRATION IMAGE



## COLOR PALETTE



## ALTERNATIVE NAMING

MARICULTURE  
SHELL PORT  
STARBOARD BEND  
SHELL STOCK  
HARBOR'N'HUB

## MAIN LOGO

CANNERY



CLUSTER

Port of Willapa Harbor

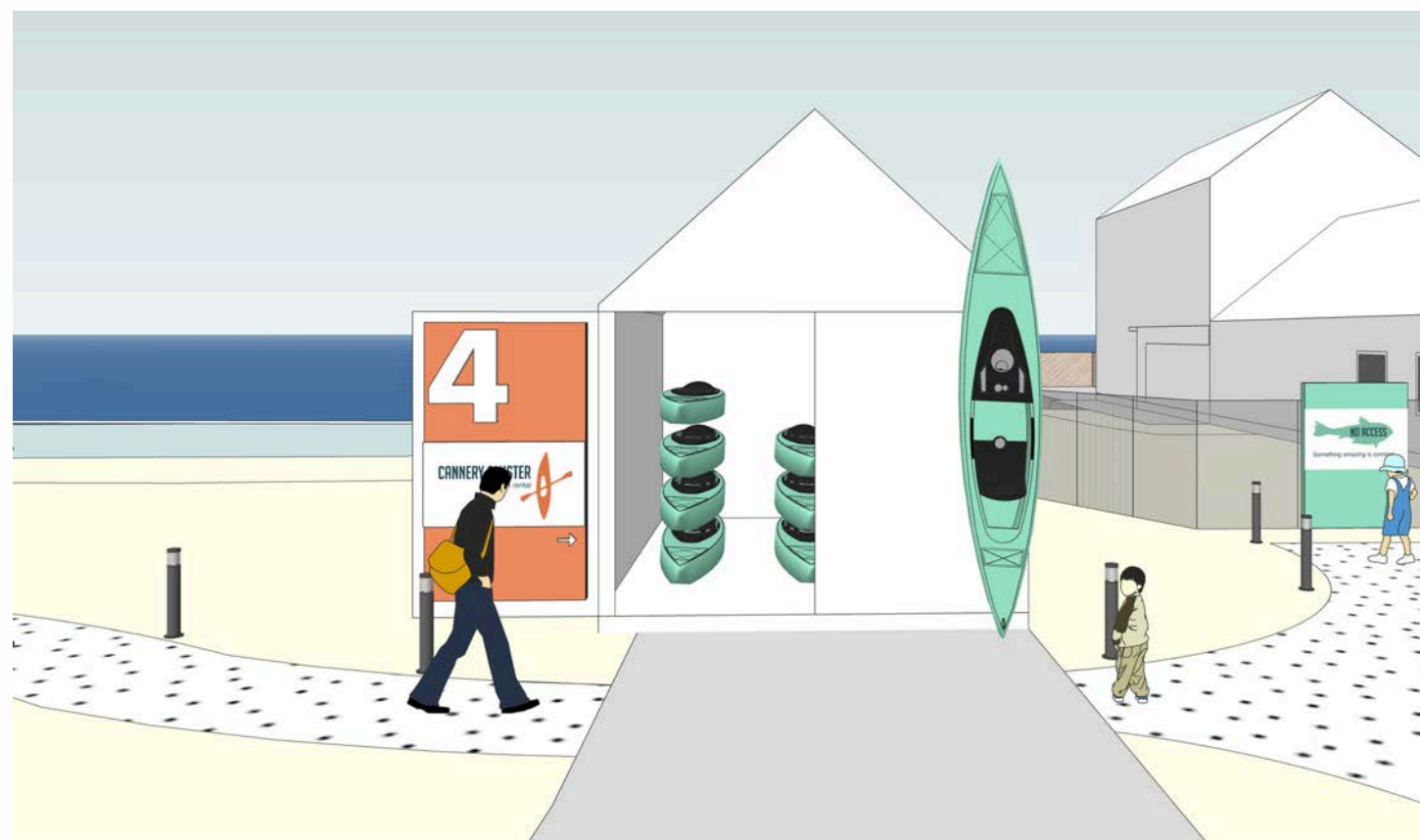
## MERCHANDISING





# BRANDING

## SUPPORTING ELEMENTS

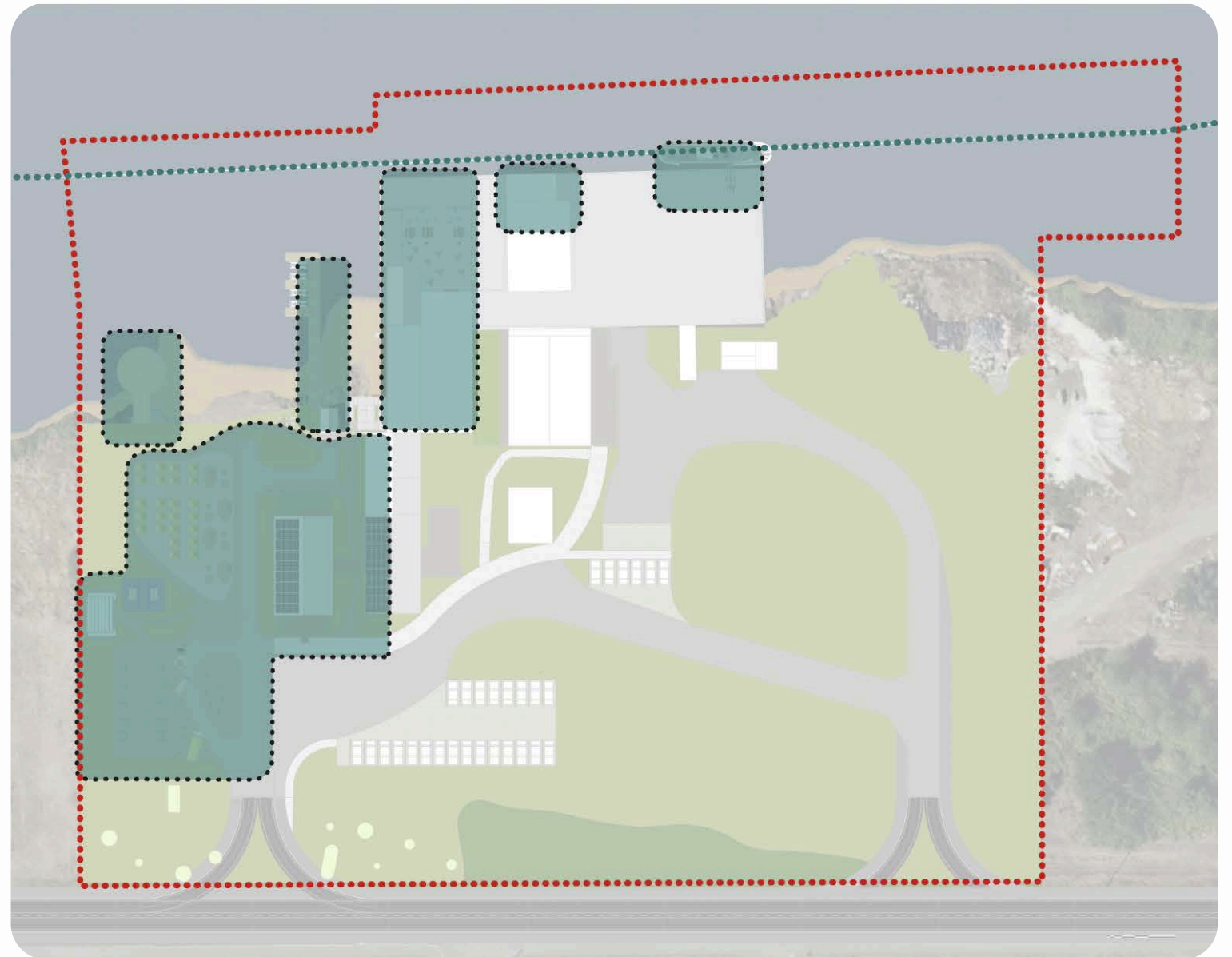


# SHORT TERM PHASING OVERVIEW: 1-5 YEARS



**PHASE I: 0-2 Years**

**Capital Plan Estimate: \$740,000**



**PHASE II: 3-5 Years**

**Capital Plan Estimate: \$865,000**

**TOTAL Cost Estimate: \$1,605,000**



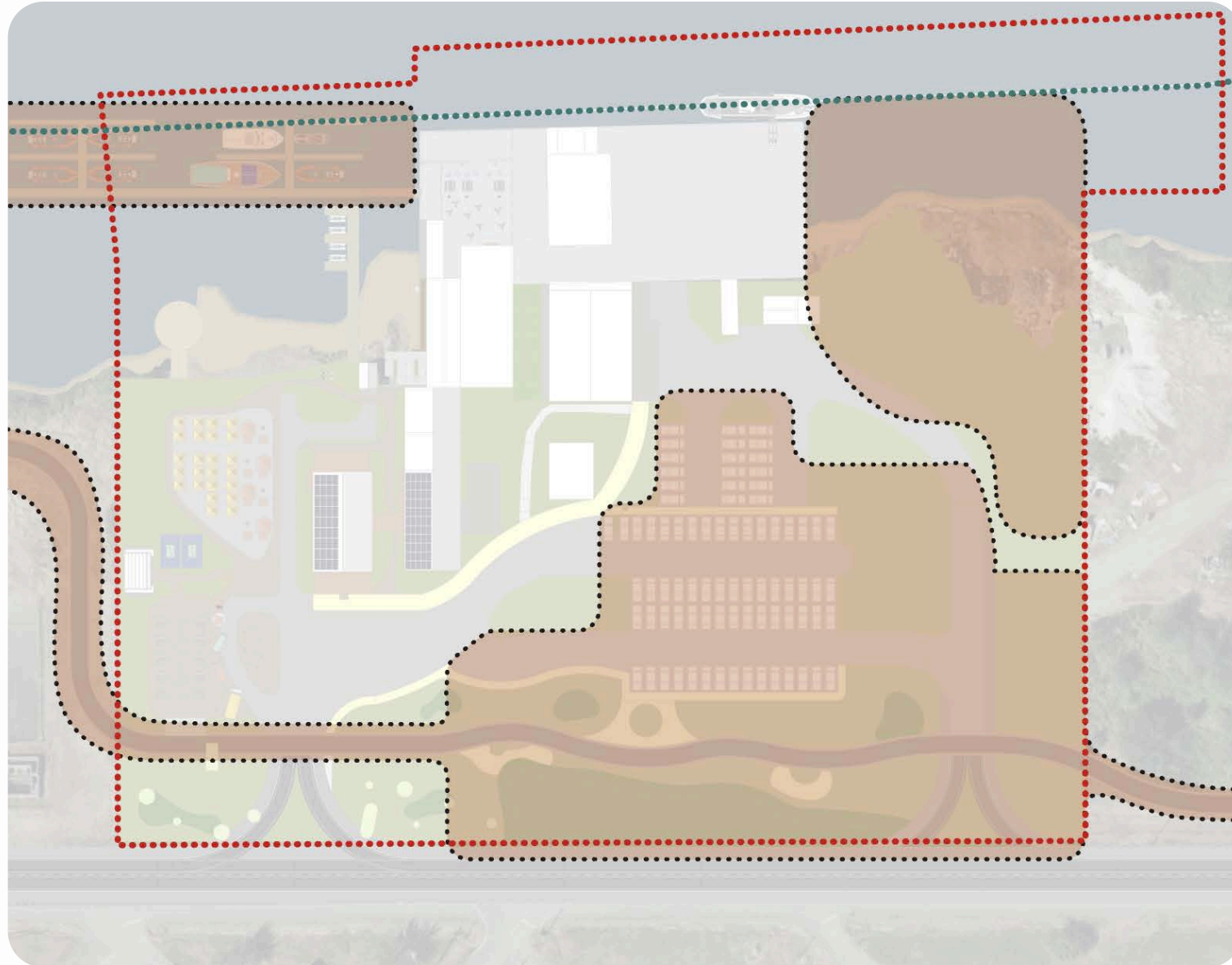
## SHORT TERM USE GOALS

- Flexible, low-cost initial activations of the site
- Gain insight into market demand & interaction with site before investing in more permanent dining infrastructure
- Benefit local entrepreneurs by providing space to test out business models
- Provide the community with additional public space & seasonal venue
- Enhance infrastructure to complement current uses



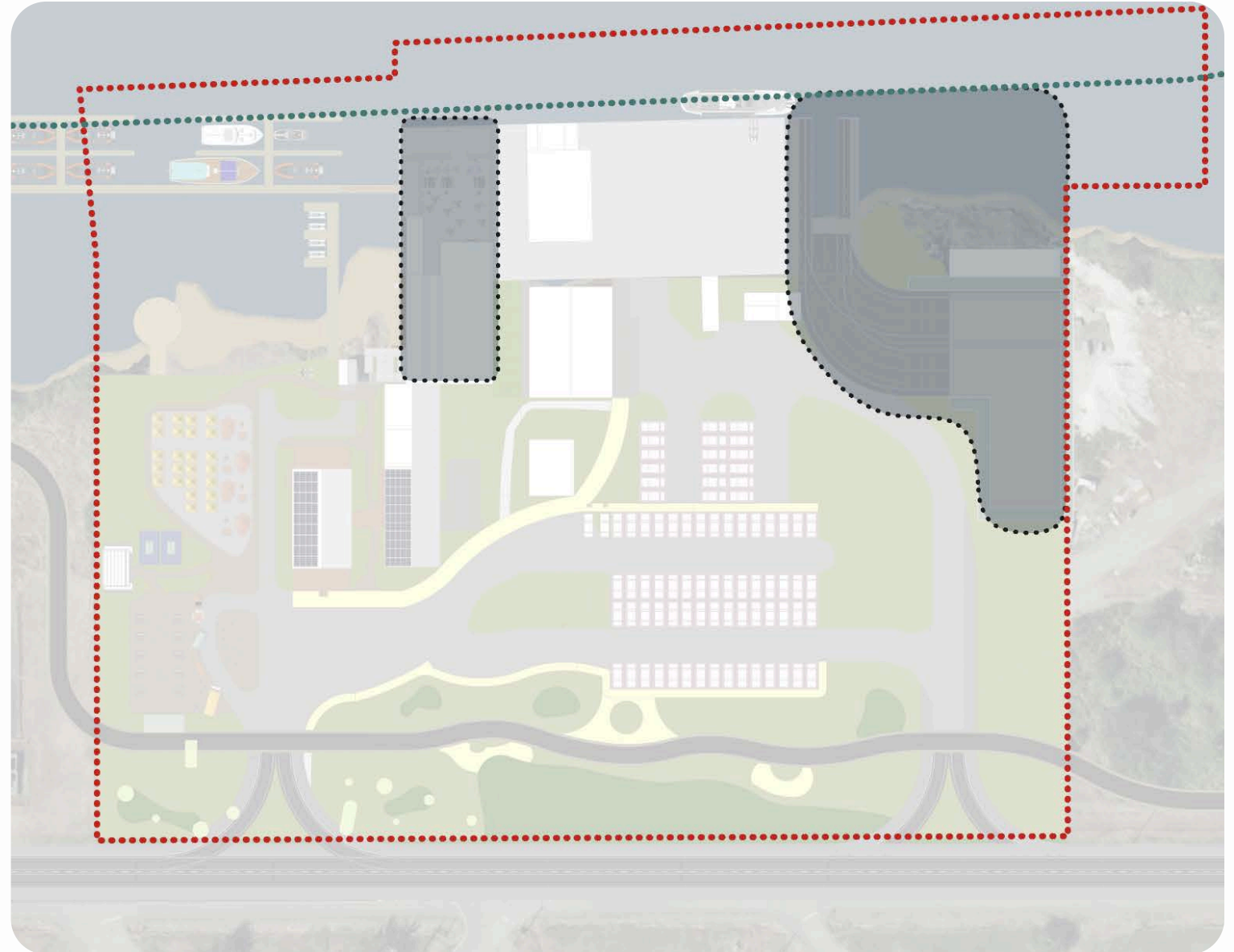


# LONG TERM PHASING OVERVIEW: 6-20 YEARS



**PHASE III: 6-10 Years**

**Capital Plan Estimate: \$1,620,000**



**PHASE IV: 11-20 Years**

**Capital Plan Estimate: \$1,280,000**

**TOTAL Cost Estimate: \$2,900,000**



## LONG TERM USE GOALS

- Demand for more permanent infrastructure tested in short term
- Cohesive, complementary uses with overlapping audiences
- Mix of seasonal & year round uses, flexible according to demand
- Audience of both local residents & transient tourists
- Short term tourism-centered uses may help subsidize long term community-centered uses



## PHASE I | OVERVIEW

### PRIMARY FOCUS

- Site Preparation & Beautification
- Utilities Improvements
- Shoreline-Related Improvements
- Temporary Bathroom
- Outdoor Market & Food Truck Plaza

### TENANTS

- Makers' Market
- Bike & Kayak Rental
- WA Sea Grant
- Outdoor Market
- Food Truck Plaza
- Taylor Shellfish
- Potential Cold Storage Tenant

### CAPITAL COST ESTIMATE: \$740,000

- Building: \$130,000
- Infrastructure: \$470,000
- Furnishings: \$85,000
- Plantings: \$55,000





# PHASE I | FACILITIES UPDATES

## UTILITIES: \$220,000

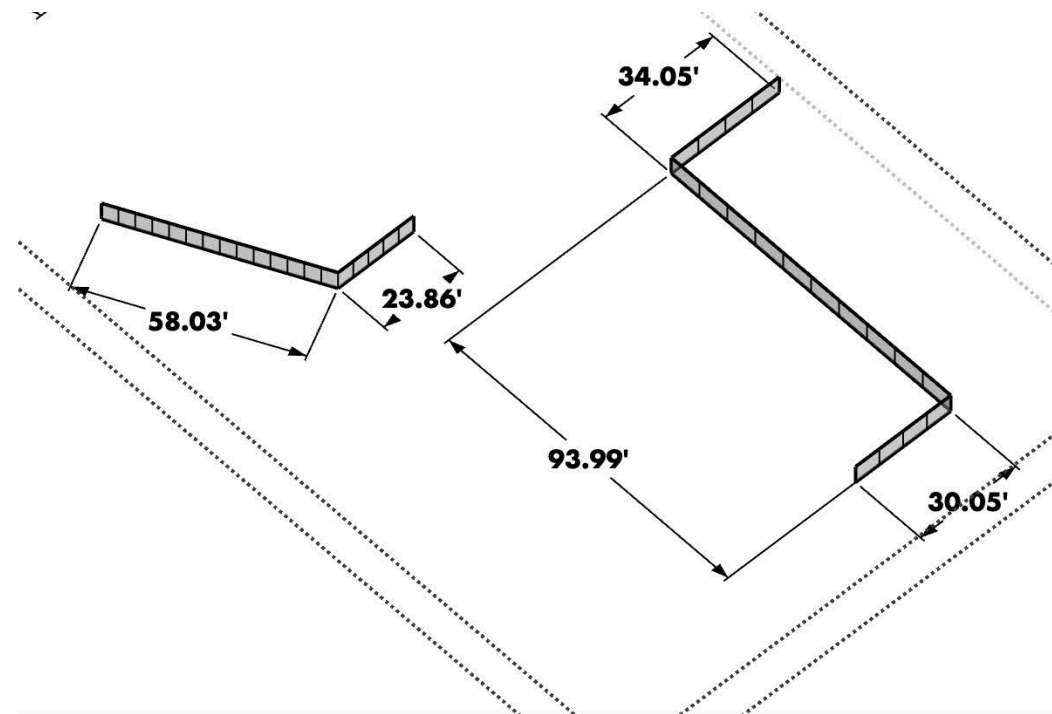
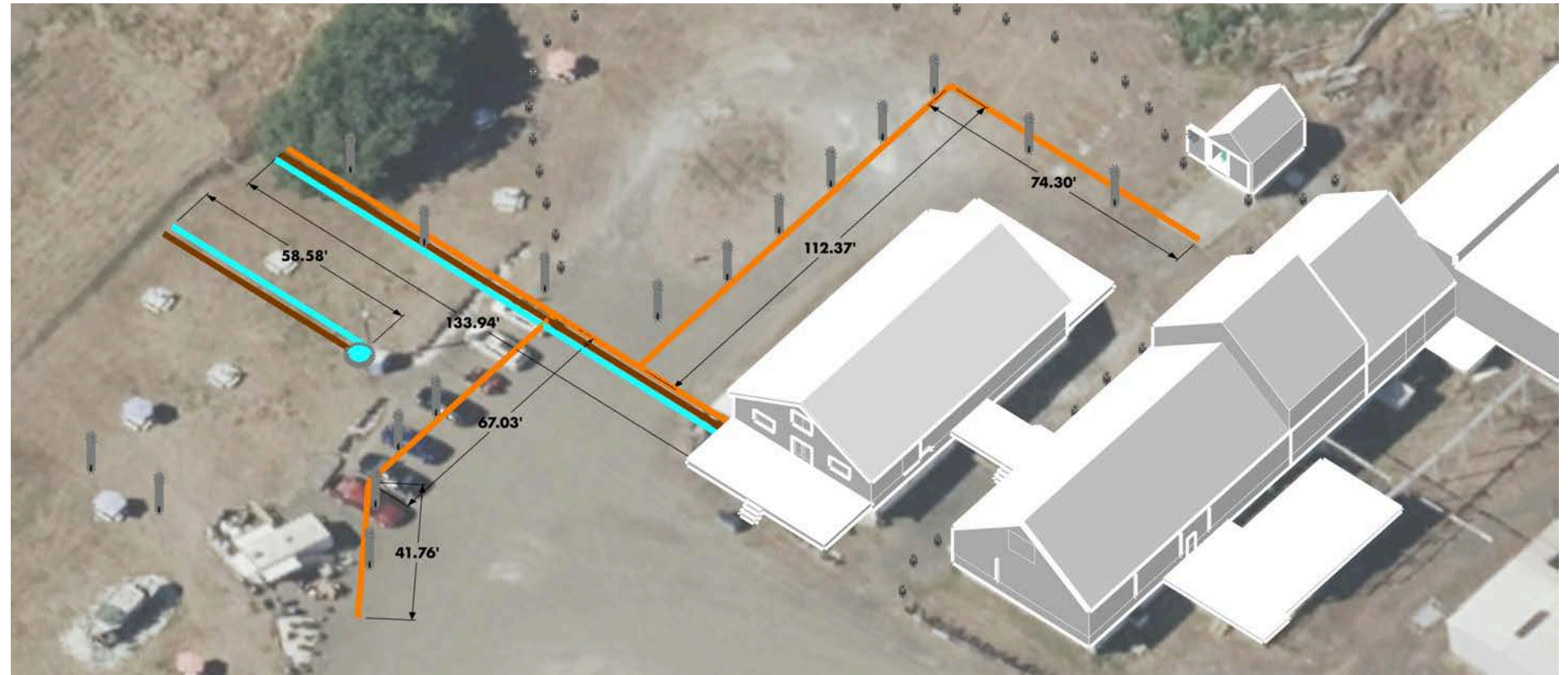
- 135 linear feet Sewer: \$17,000
- 135 linear feet Water: \$12,000
- 500 linear feet Electric: \$13,000
- Solar Panel (113 modules): \$180,000

## GROUND INFRASTRUCTURE: \$250,000

- Gravel
- Fill Soil
- Grass

## SITE IMPROVEMENTS: \$25,000

- Outdoor Lighting
- Fencing
- Signage





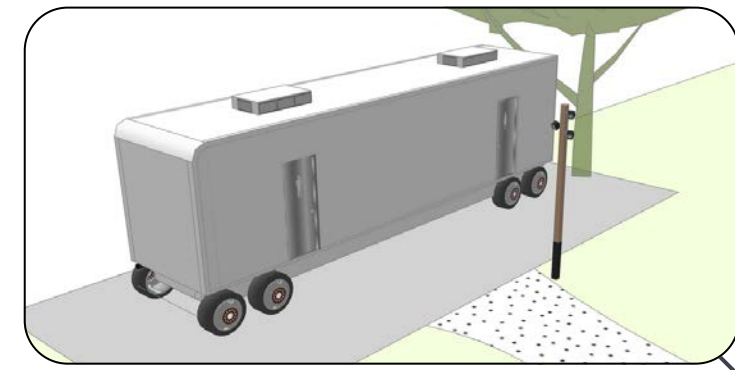
# PHASE I | FACILITIES UPDATES

## PROJECTS:

- Outdoor Market: \$15,000
- Food Truck Plaza: \$16,000
- Temporary Public Restroom:
  - Operating costs: \$5,000
- Makers' Space
- Flex Space
- Bike & Kayak Rental



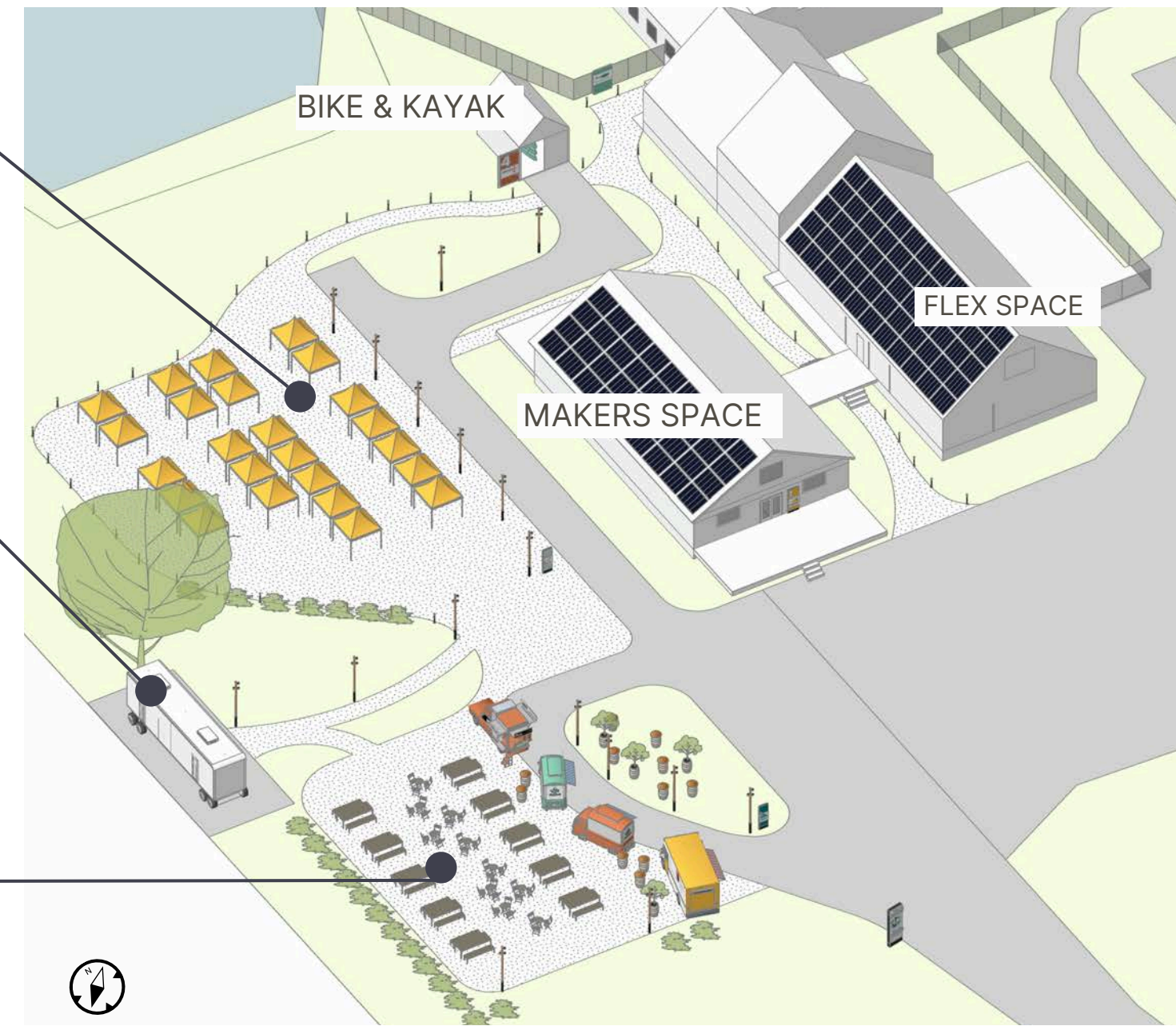
OUTDOOR MARKET



PUBLIC RESTROOMS



FOOD TRUCK PLAZA





# FOOD TRUCK PLAZA OPERATIONS

- Existing 4 food truck spaces are connected to municipal utilities
- Recommend daily rent model (vs monthly); better suited to address site seasonality
  - ~\$75/day daily rental and/or % of earnings
- Potential auxiliary services:
  - Commercial kitchen rental by blocks of time for food preparation (plus storage)
  - Overnight/long term storage food truck parking
- Site management to assist in completing documentation for food truck permits



PHASE I | CIRCULATION UPDATES

PROJECTS

- Informal Existing Gravel Parking Lot
- Pedestrian Paths

CIRCULATION & ACCESS

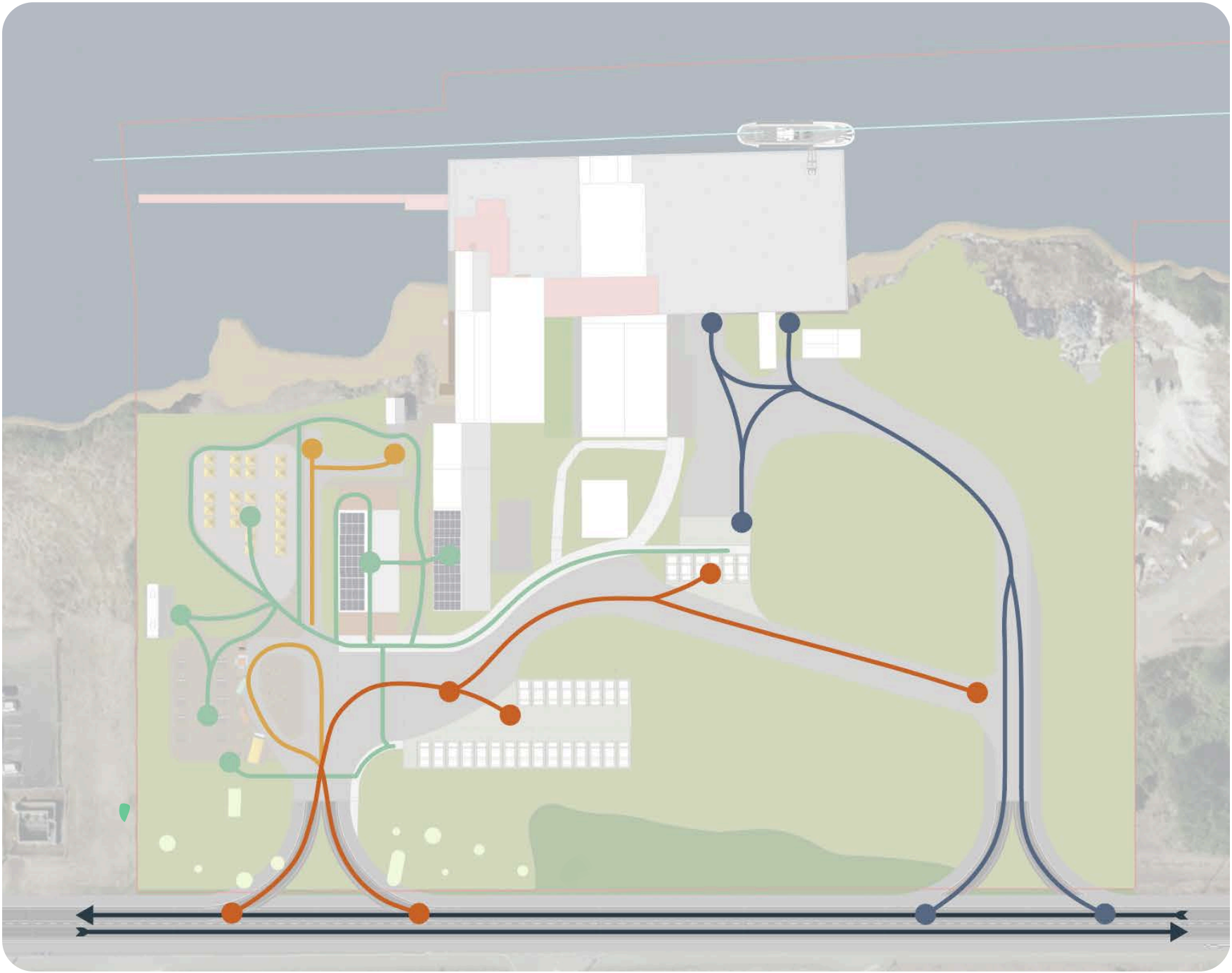
Route 101

Secondary Service

Industrial Vehicles

Standard Vehicle

Pedestrian



PHASE I | CIRCULATION UPDATES

PHASE I TENANTS

- Makers’ Market
- Bike & Kayak Rental
- WA Sea Grant
- Outdoor Market
- Food Truck Plaza
- Taylor Shellfish

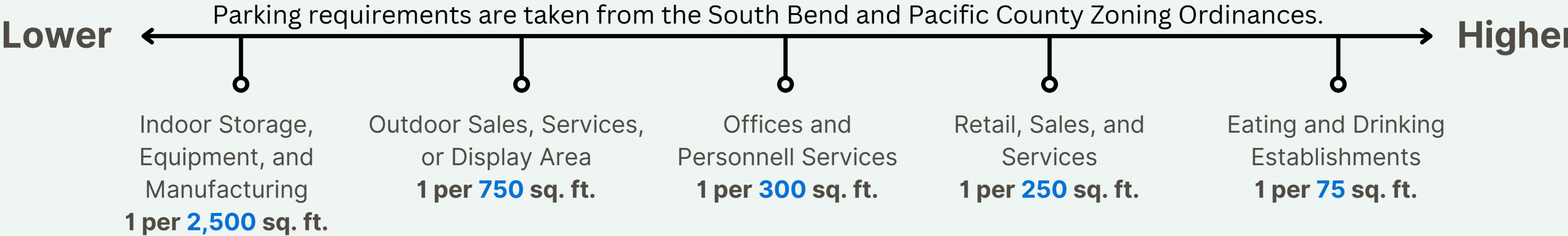
182

PARKING SPACES  
NEEDED

36,400

SQ. FT. GROSS  
PARKING NEEDED

Parking Requirement per Square Foot by Tenant Type



PHASE I | FACILITES & CIRCULATION PERMITTING

PHASE I

- Utilities
- Solar PV System
- Farmers Market
- Ground Work
- Road connection

PHASE II PREPARATIONS

- Fence
- Sidewalk
- Parking
- “Third Place”
- Outdoor Restroom

APPLICABLE PERMITS & REGULATIONS

City of South Bend

- Survey & Digging
- Building and Development Permit Packet
- Mechanical Permit Application
- Sign Permit & Regulations
- Side sewer permit
- SEPA Environment Checklist

Washington State

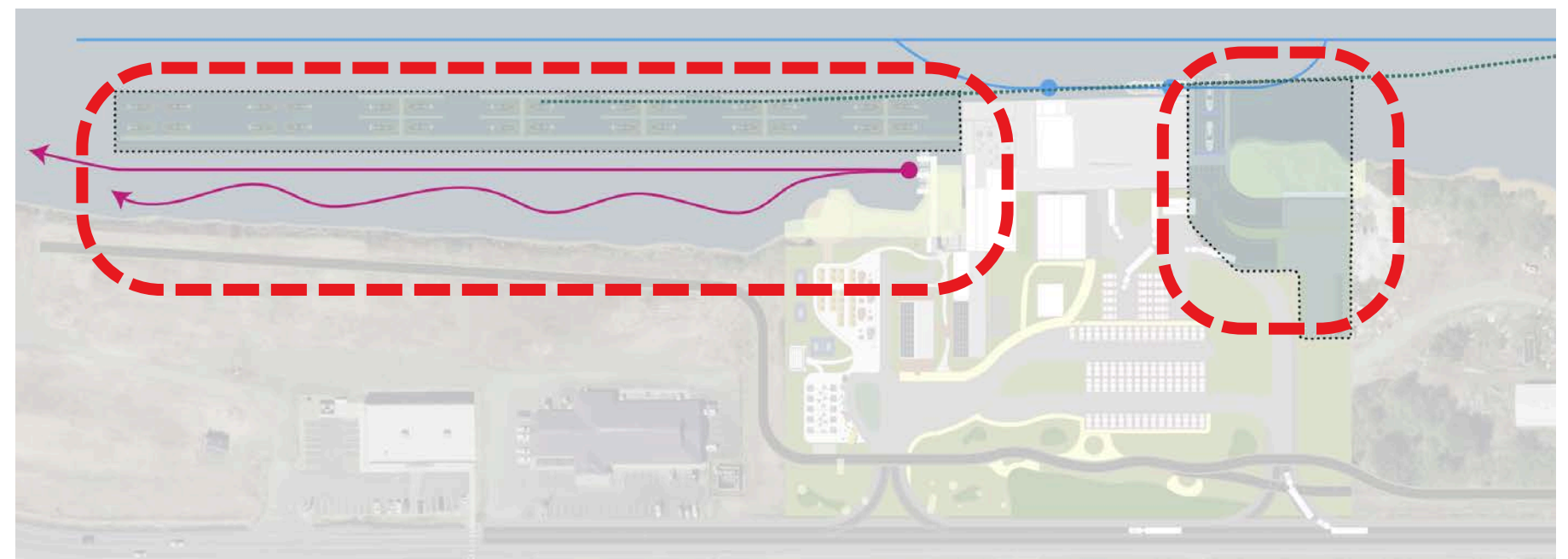
- Department of Transportation
  - General Permit DOT Form 224-698
  - Access Connection Permit DOT Form 223-005



## PHASE I | SHORELINE UPDATES

### OVERVIEW

- Preparation of pre-construction Documents
- Permitting & Regulatory Considerations for shoreline development.
- Shoreline Restoration & Enhancement - Landscape Design & Installation





## PHASE II PREPARATIONS

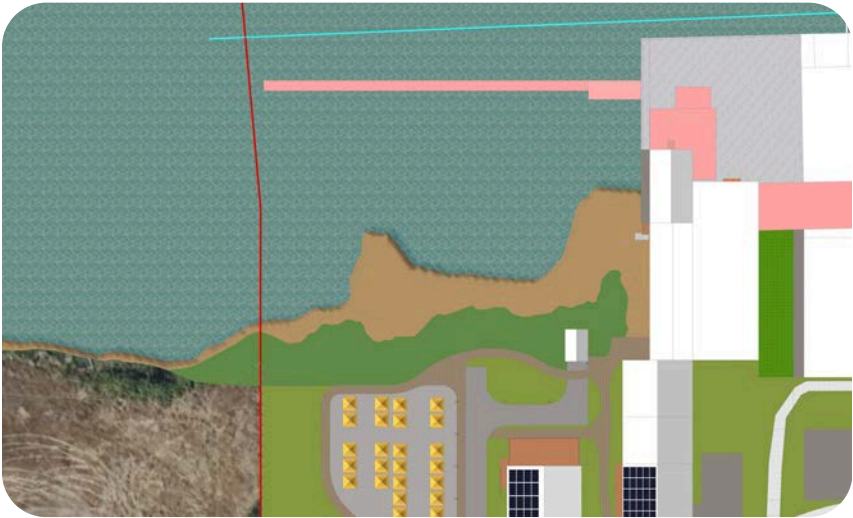
- ## APPLICABLE PERMITS & REGULATIONS

- **US Army Corps of Engineers**
- **Department of Ecology**
- **Washington Department of Fish & Wildlife**
- **South Bend**
- **Pacific County**
- **Department of Natural Resources**
- **US Coast Guard**

Activity	Start Date	Duration	End Date	2025						2026								2027							2028							2029							2030																																
				1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68
Pre-development	1/JAN/25	1 year	1/JAN/26																																																																				
Preliminary Design	1/JAN/26	1 year	1/JAN/27																																																																				
Permit Submittal	1/JAN/27	1 year	1/JAN/28																																																																				
Funding	1/JAN/27	1 year	1/JAN/28																																																																				
Cost Estimating	1/JAN/28	1 year	1/JAN/29																																																																				
Construction	1/JAN/29	1-2 years	1/JAN/2030 1/JAN/2031																																																																				



# PHASE I | SHORELINE BEAUTIFICATION



EXISTING SHORELINE

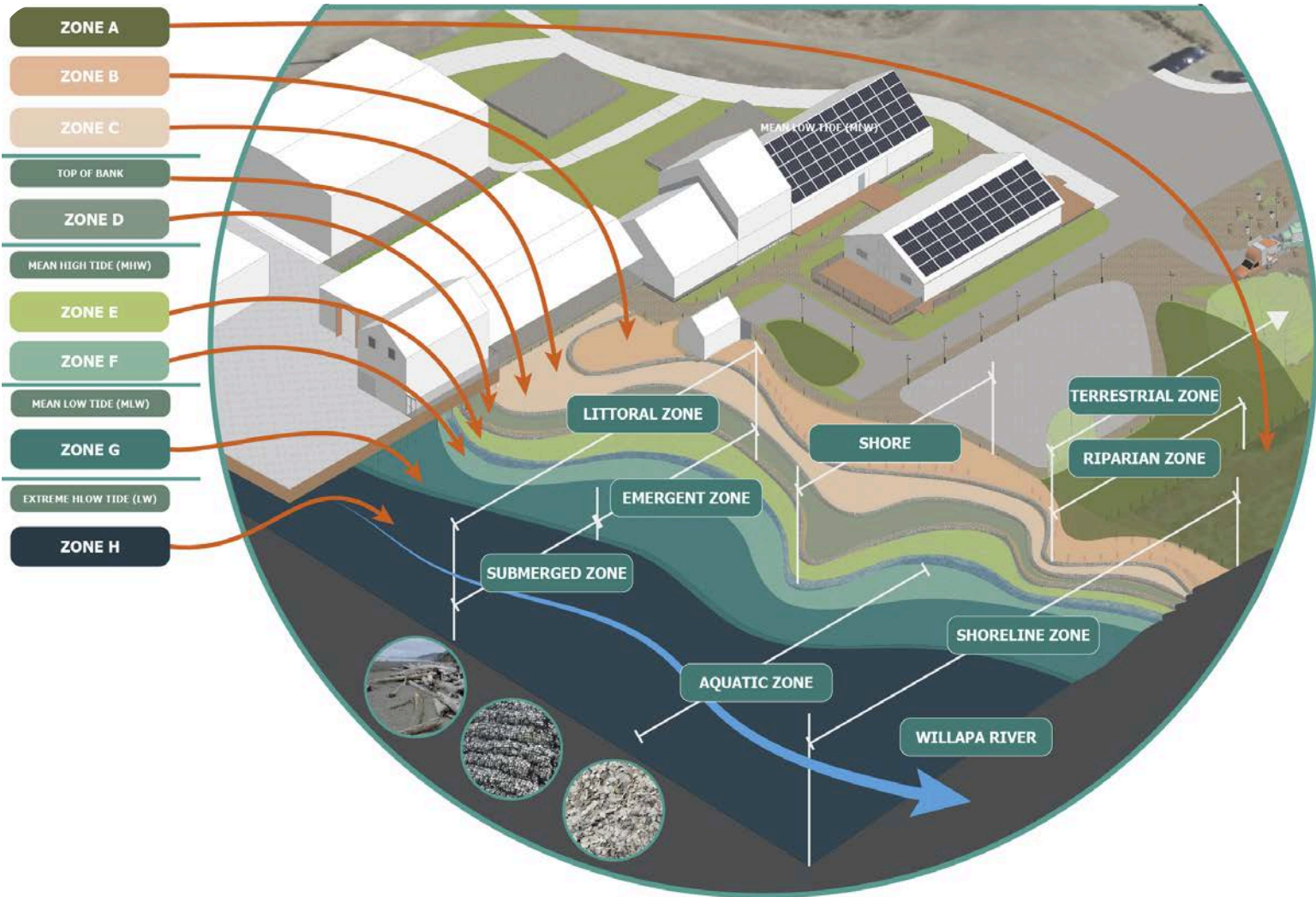
## SHORELINE

- Shoreline Re-structuring \$10,000
- Restoration Planting \$20,000

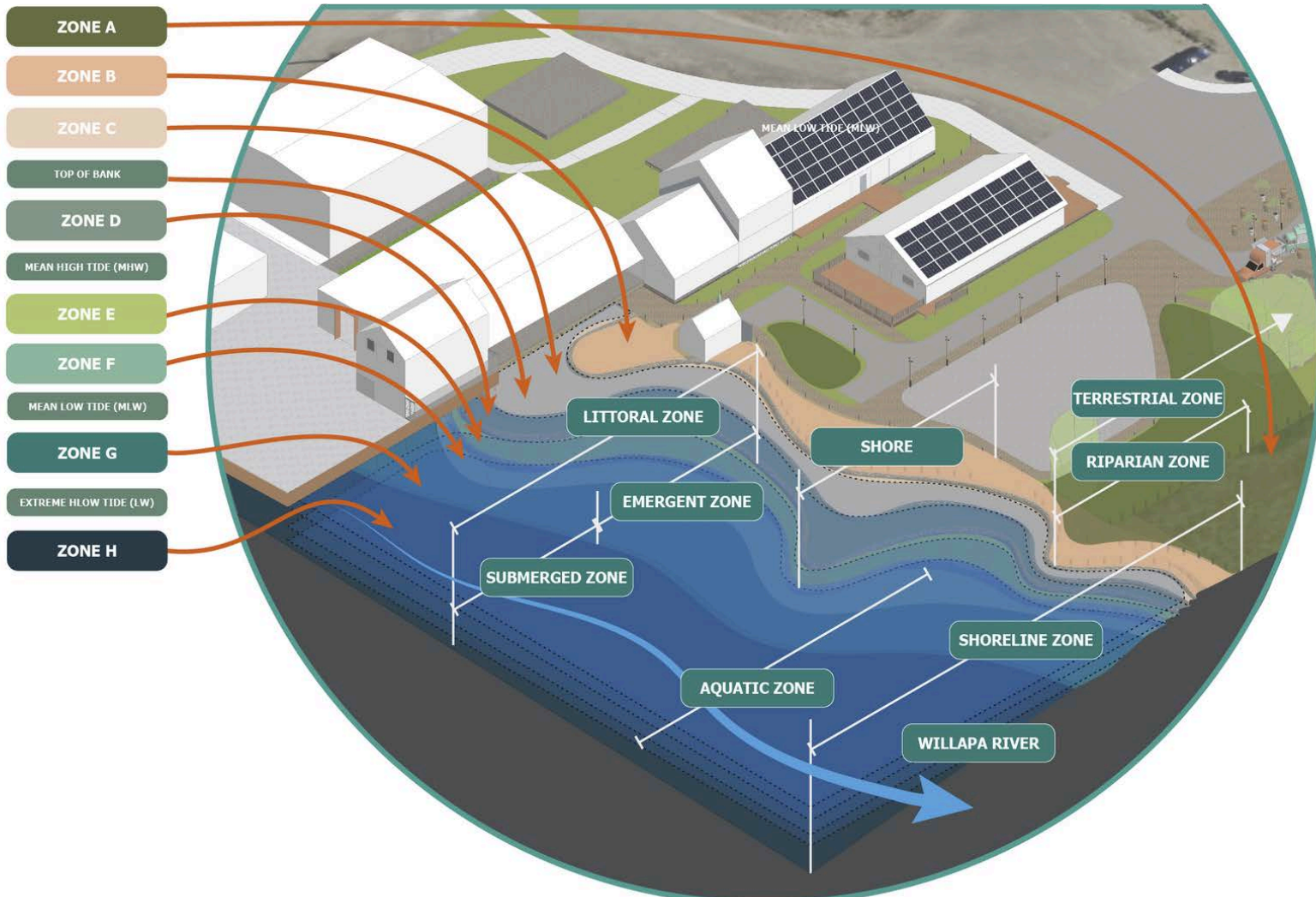


ADAPTED SHORELINE

## PLANTING ZONES



## WATER LEVELS





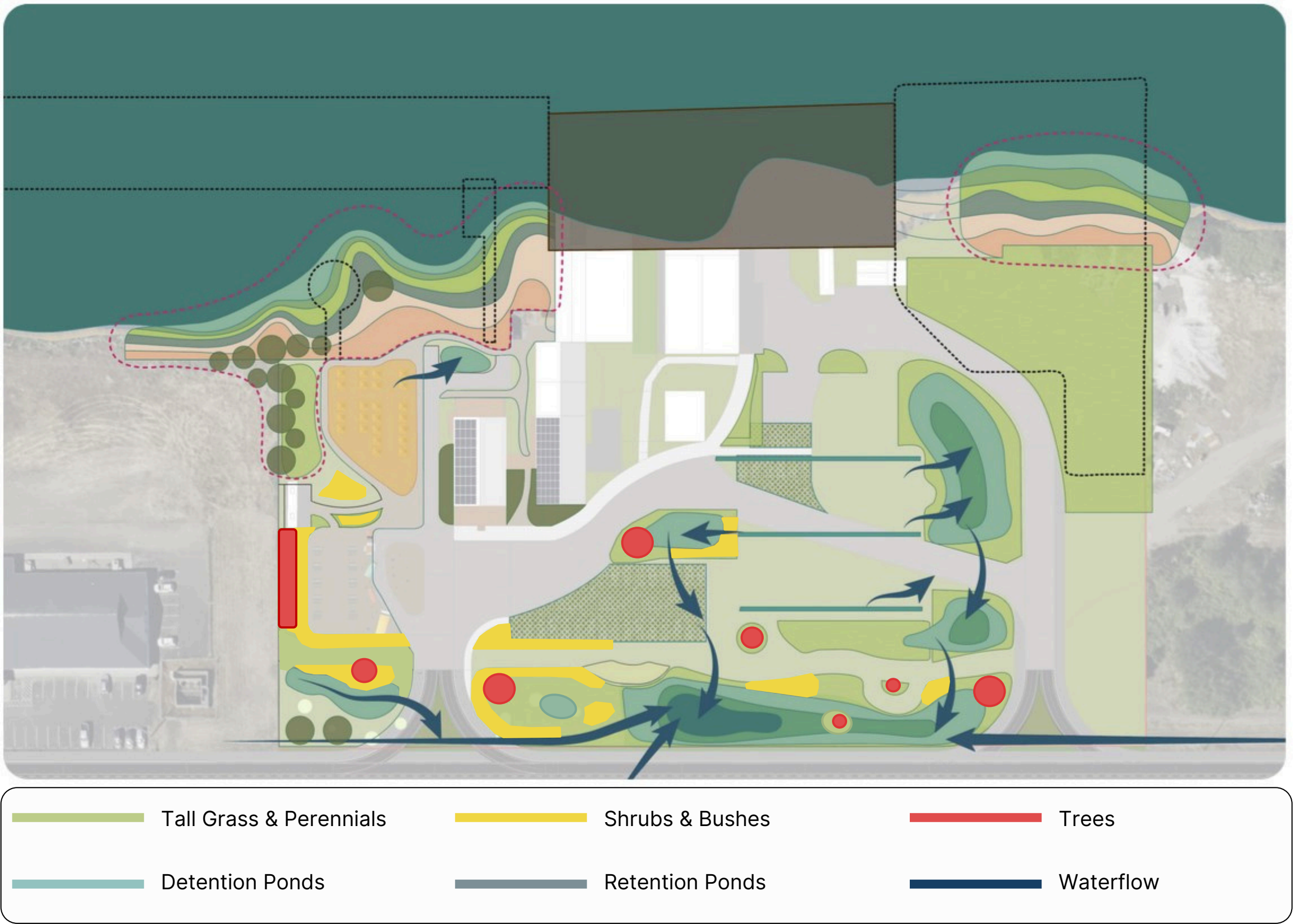
PHASE I | SITE BEAUTIFICATION

SITE FRONTAGE

- Trees: \$25,000
- Bushes: \$24,000
- Grasses: \$12,000

GOALS & OBJECTIVES

- Create inviting frontage along Route 101
- Create picturesque public spaces across site
- Fill in most public-facing barren spaces
- New flora will be flexible for later developments



PHASE II | OVERVIEW

PRIMARY FOCUS

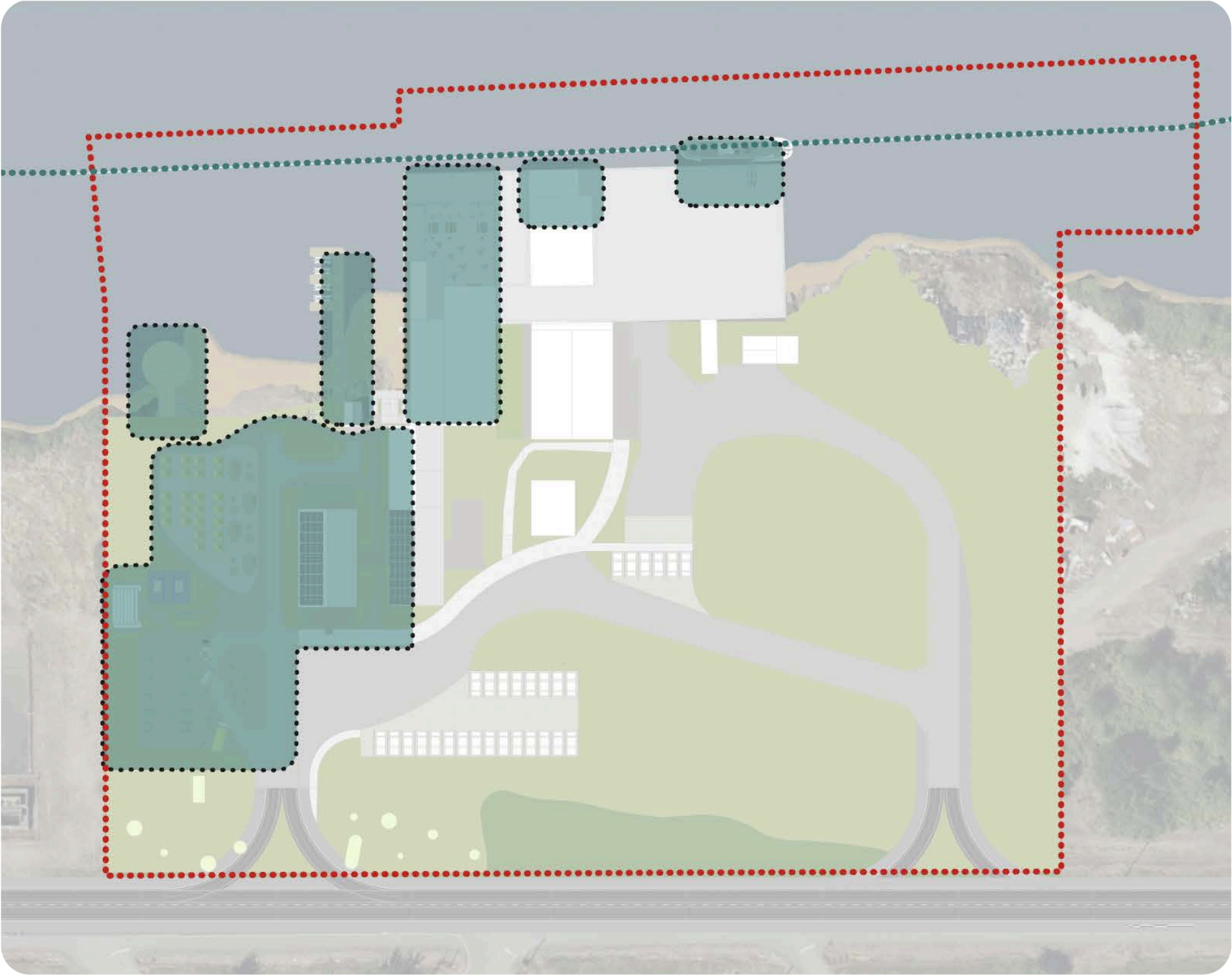
- Shoreline-Related Improvements
- Temporary > Permanent Restroom
- “Third Place” & Viewing Deck

TENANTS

- Makers’ Market
- Bike & Kayak Rental
- WA Sea Grant
- Outdoor Market
- Food Truck Plaza
- Taylor Shellfish
- Potential Cold Storage Tenant
- “Third Place” & Viewing Deck

CAPITAL COST ESTIMATE: \$865,000

- Building: \$240,000
- Building Renovations: \$520,000
- Furnishings: \$100,000
- Plantings: \$5,000

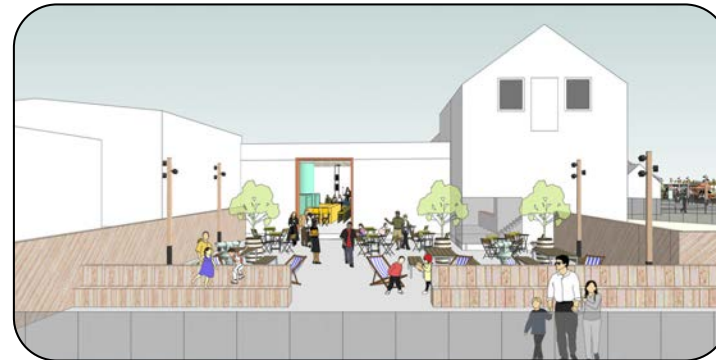




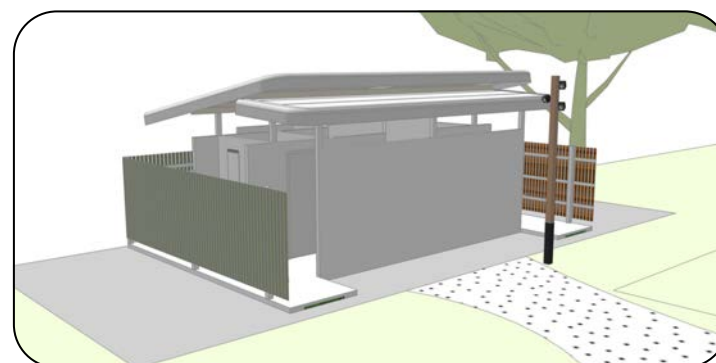
# PHASE II | FACILITIES UPDATES

## PROJECTS

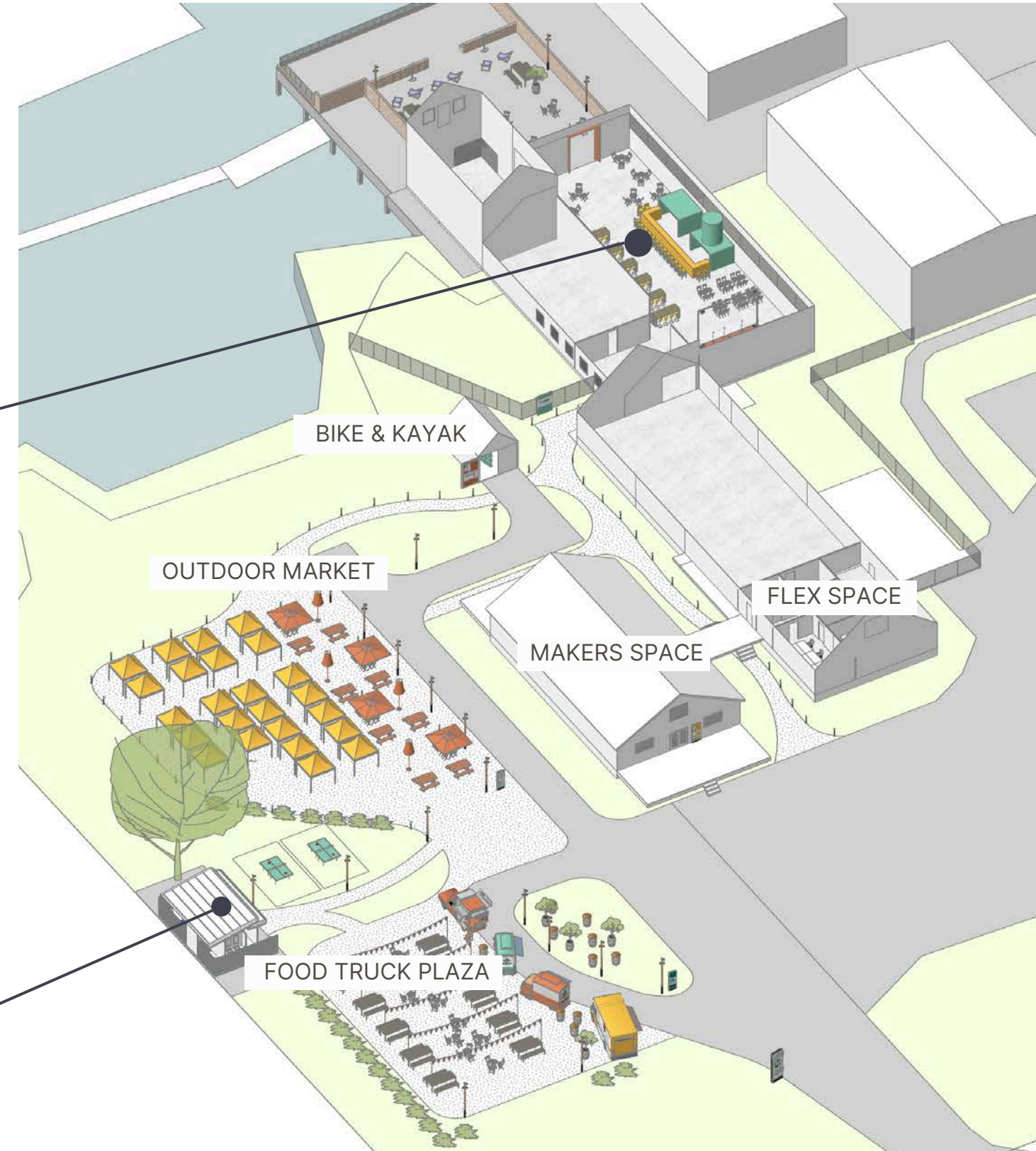
- Permanent Restroom: \$195,000
  - Roughly 6 stalls
- “Third Place”: \$500,000
  - Indoor open seating
    - Bar
    - Stage
  - Outdoor deck
    - Viewing area



THIRD PLACE



PUBLIC RESTROOMS





PHASE II | CIRCULATION UPDATES

CIRCULATION & ACCESS

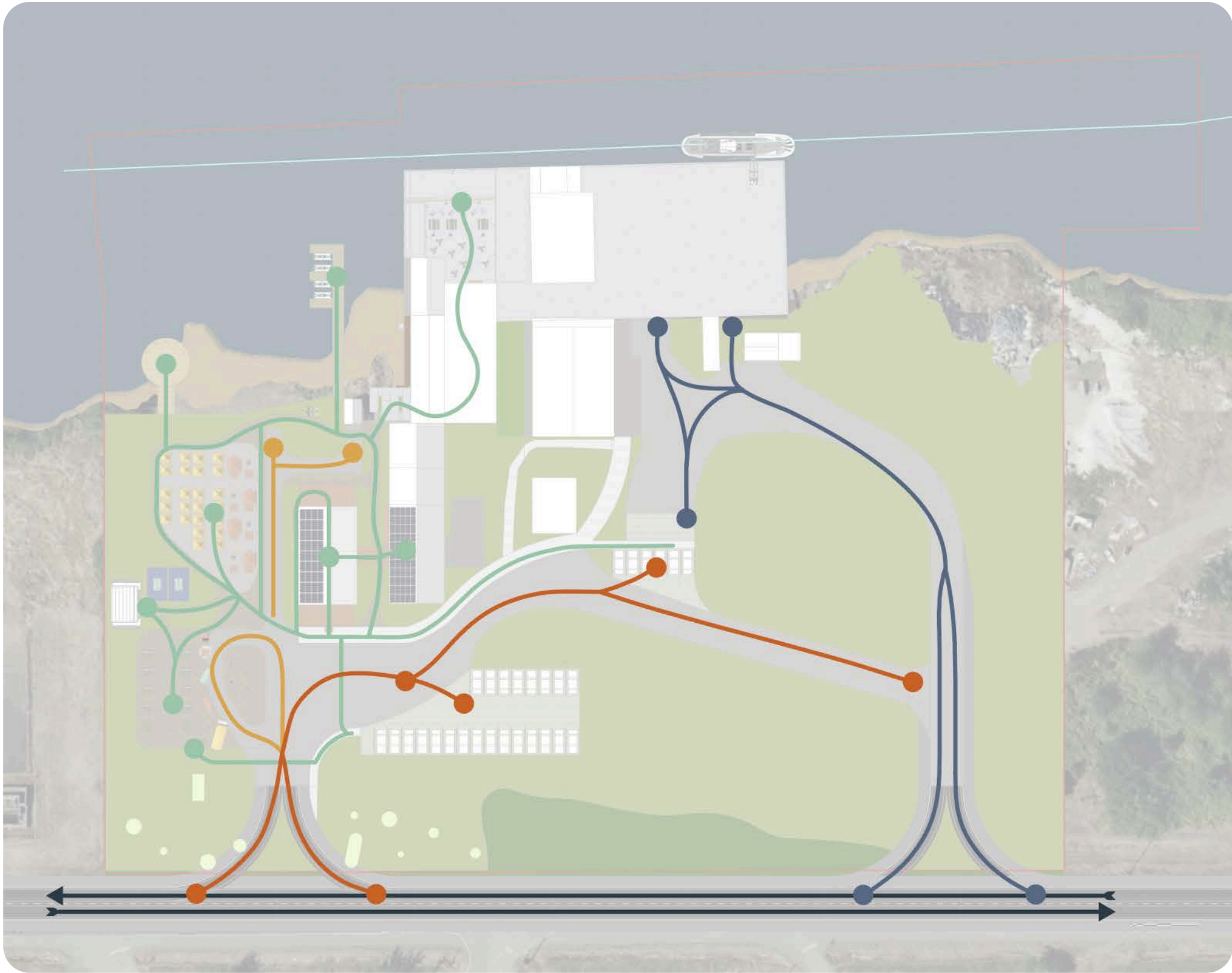
Route 101

Secondary Service

Industrial Vehicles

Standard Vehicle

Pedestrian



PHASE II | CIRCULATION UPDATES

PHASE II TENANTS

- Makers’ Market
- Bike & Kayak Rental
- WA Sea Grant
- Outdoor Market
- Food Truck Plaza
- Taylor Shellfish
- “Third Space”  
Indoor Seating

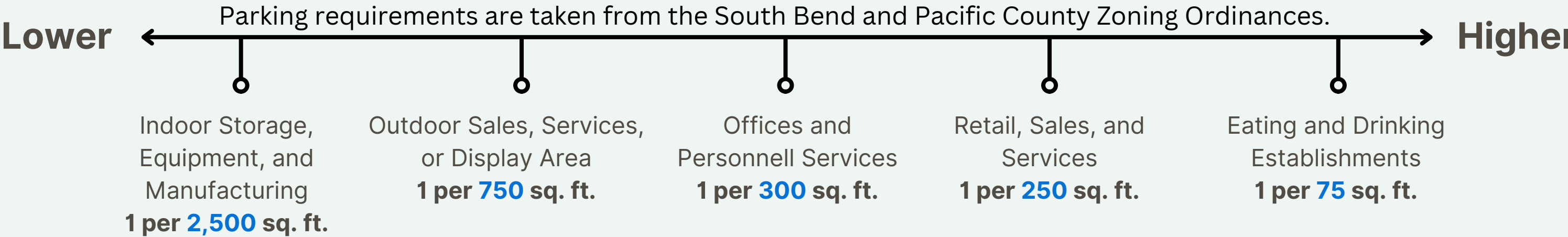


*\*In addition to 182 spaces  
needed for Phase I tenants*



*\*\*In addition to 36,400 sq. ft.  
needed for Phase I tenants*

Parking Requirement per Square Foot by Tenant Type





PHASE II | FACILITIES & CIRCULATION PERMITTING

PHASE III PREPARATIONS

- Flex Space
- Bike path extension
- Bike parking & shelter
- Parking
- EV Charging Station



APPLICABLE PERMITS & REGULATIONS

South Bend

- Building Permit Packet
- SEPA Environmental Checklist

Washington State

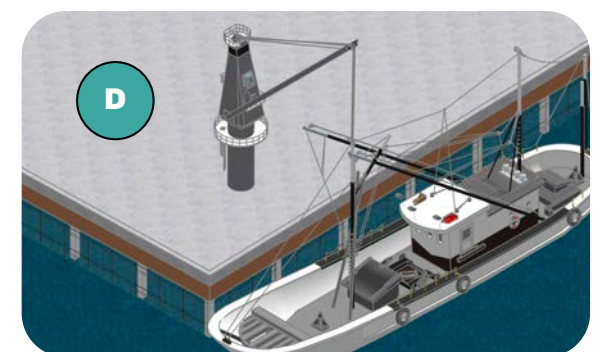
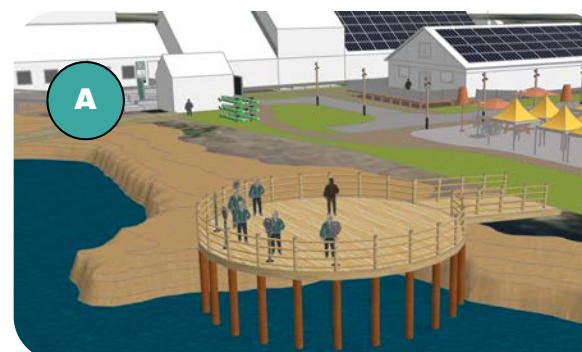
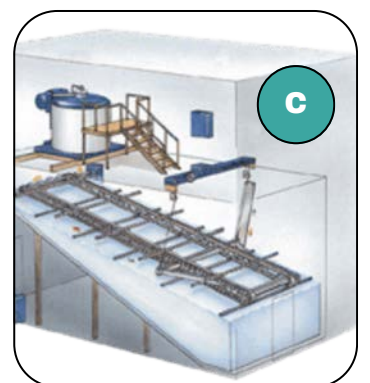
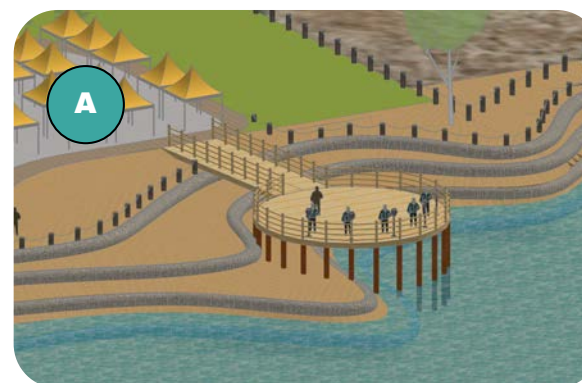
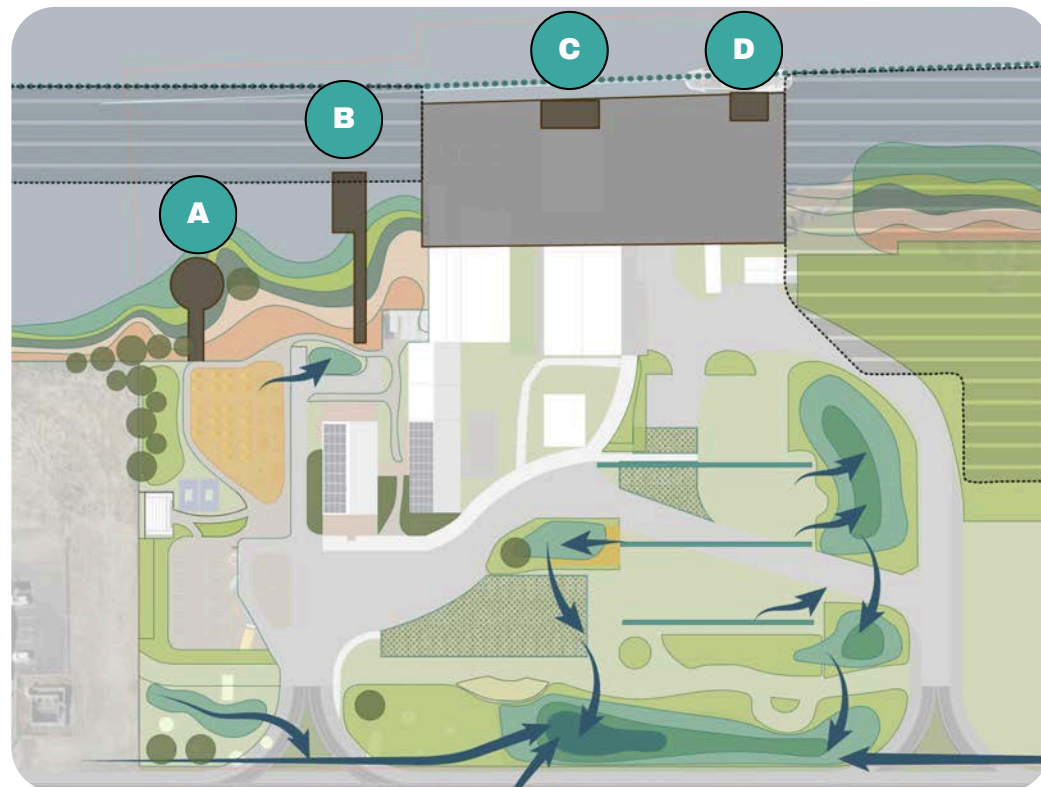
- Access Connection Permit DOT Form 223-005



## PHASE II | SHORELINE UPDATES

### OVERVIEW

- Continue Permitting & Regulatory considerations for Recreational Marina & Commercial Boat Yard
- Installation of Vegetative Strip
- Install industrial flake ice production & delivery system
- Replace existing manual crane with new automated crane
- Kayak launch & viewing deck construction begins





PHASE II | SHORELINE PERMITTING

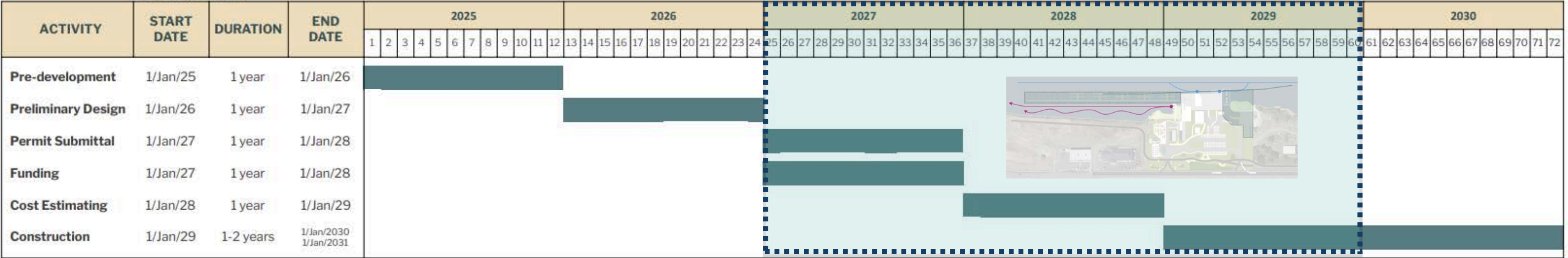
APPLICABLE PERMITS & REGULATIONS

PHASES II - IV PREPARATIONS

- Continued Permit Submittal
- Continued Funding
- Cost Estimating
- Construction

- US Army Corps of Engineers
- Department of Ecology
- Washington Department of Fish & Wildlife
- South Bend / Pacific County
- Department of Natural Resources
- US Coast Guard

Shoreline Development  
Timeline



PHASE III | OVERVIEW

PRIMARY FOCUS

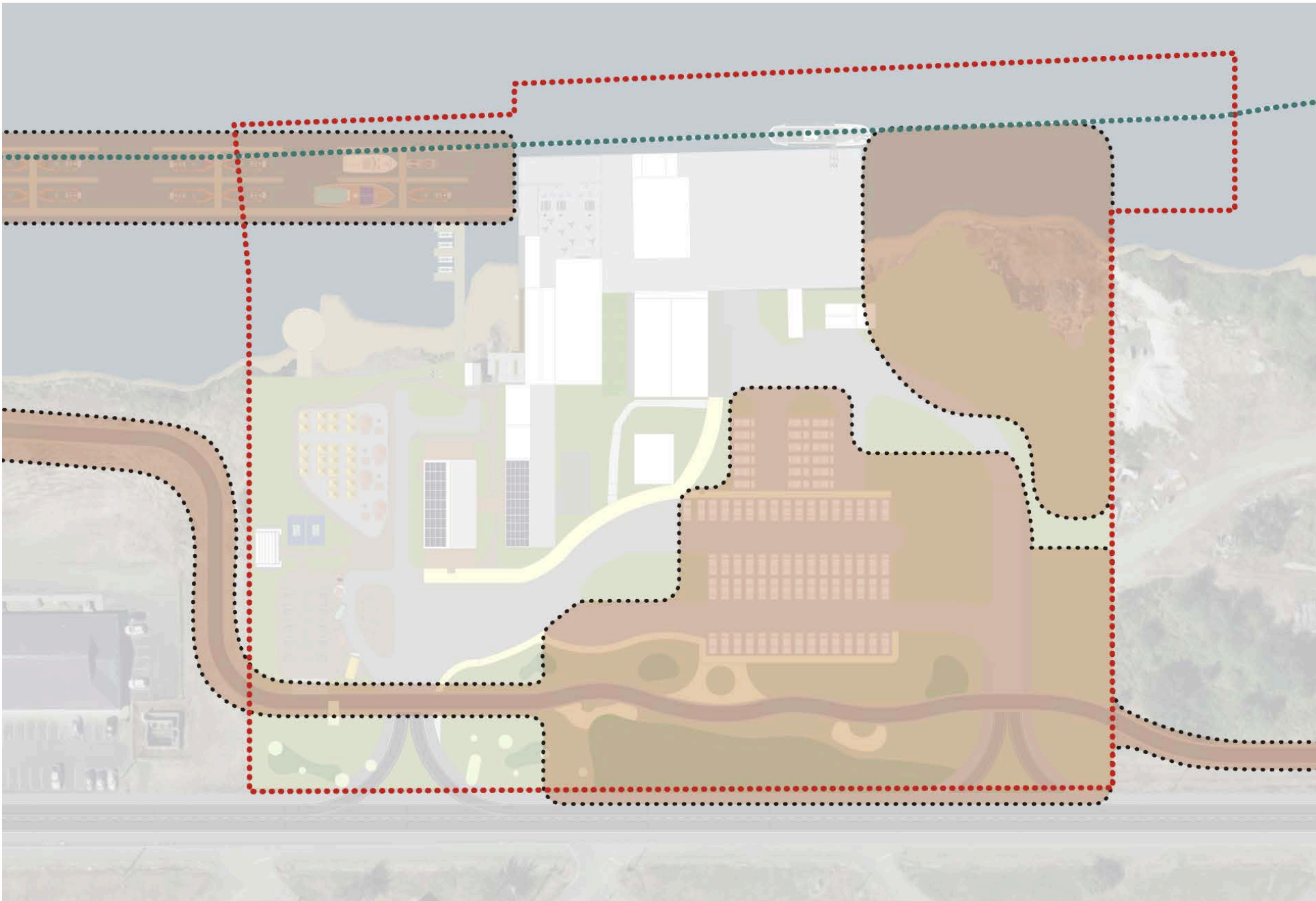
- Shoreline-Related Improvements
- Parking Infrastructure
- Bike Path Extension
- EV Charging Stations
- Interior Renovations

TENANTS

- Makers’ Market
- Bike & Kayak Rental
- WA Sea Grant
- Outdoor Market
- Food Truck Plaza
- Taylor Shellfish
- Potential Cold Storage Tenant
- “Third Place” & Viewing Deck

CAPITAL COST ESTIMATE: \$1,620,000

- Building: \$145,000
- Building Renovations: \$1,010,000
- Infrastructure: \$460,000
- Furnishings: \$5,000





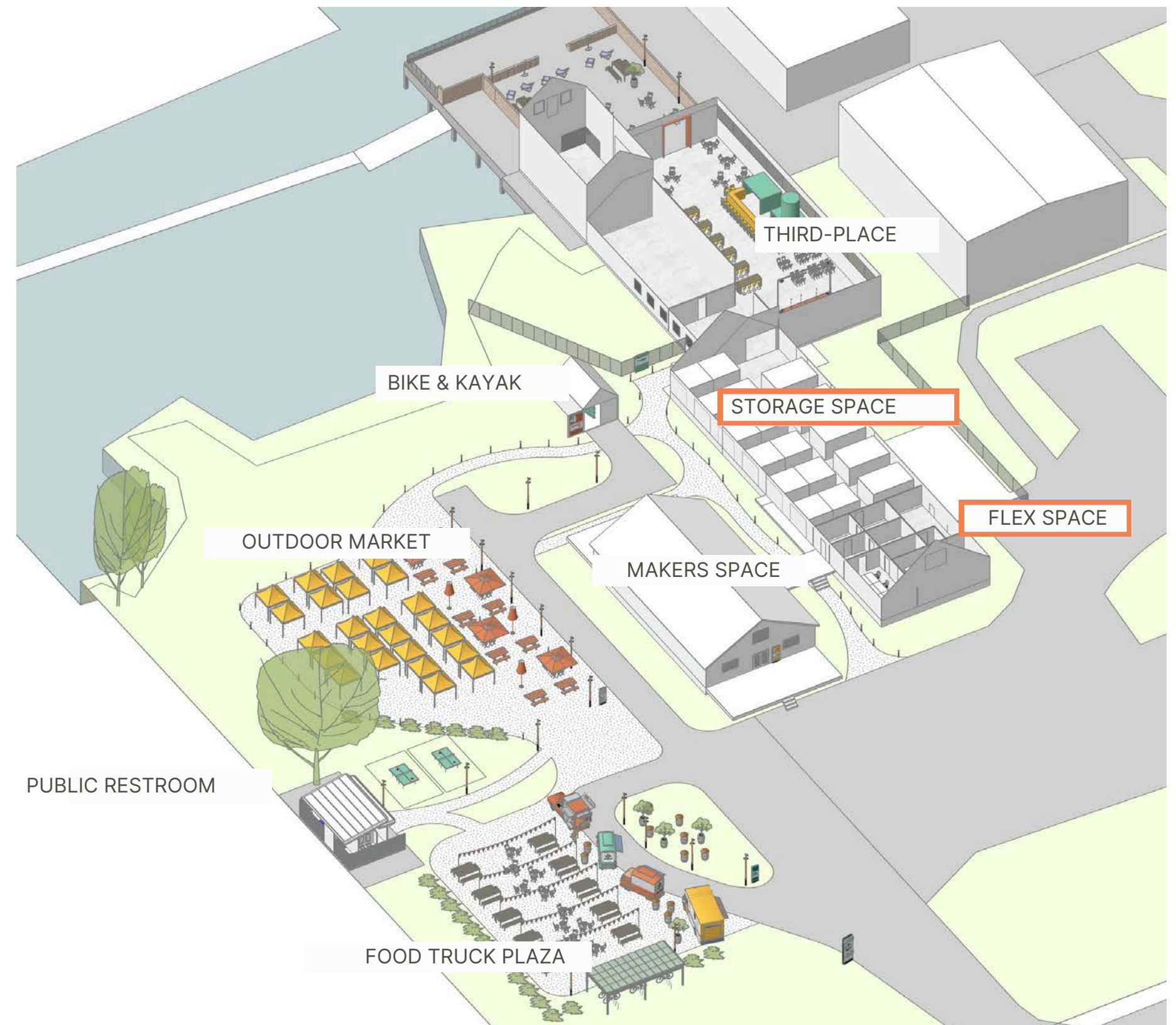
## PHASE III | FACILITIES UPDATES

### PROJECTS:

- Storage Space: \$360,000
- Flex Space: \$170,000

### UTILITIES

- EV Charging Stations: \$62,000
  - 2 stations



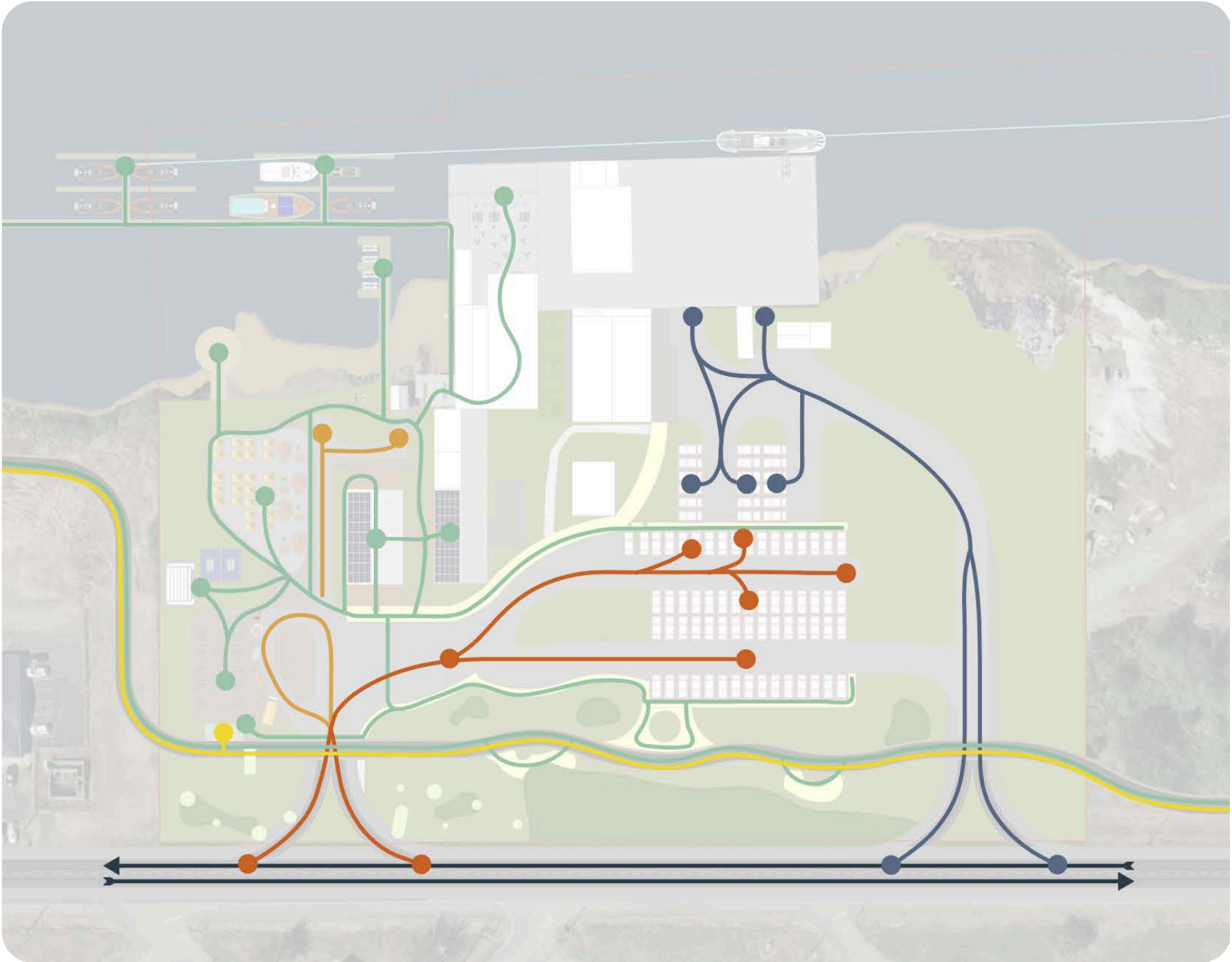
PHASE III | CIRCULATION UPDATES

PROJECTS

- Parking Permeable Paving Blocks: \$64,600
- Road Extension Pavement: \$50,000
- EV Charging Stations
- Willapa Hills Trail Bicycle Extension
  - Bike path gravel: \$3,600
  - Bike path pavement: \$105,600
  - Bike Parking Shelter: \$1,500
  - Bike Rack: \$1,800

CIRCULATION & ACCESS

Route 101

Secondary Service



PHASE III | CIRCULATION UPDATES

PHASE III TENANTS

- Makers’ Market
- Bike & Kayak Rental
- WA Sea Grant
- Outdoor Market
- Food Truck Plaza
- Taylor Shellfish
- “Third Space”  
Indoor Seating
- Cold Storage
- Ice Maker

3

PARKING SPACES  
NEEDED \*

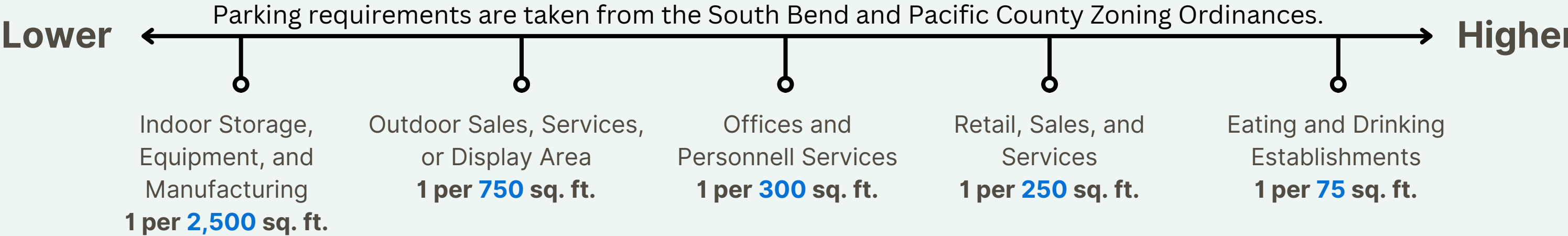
*\*In addition to **242** spaces  
needed for Phase I and II  
tenants*

600

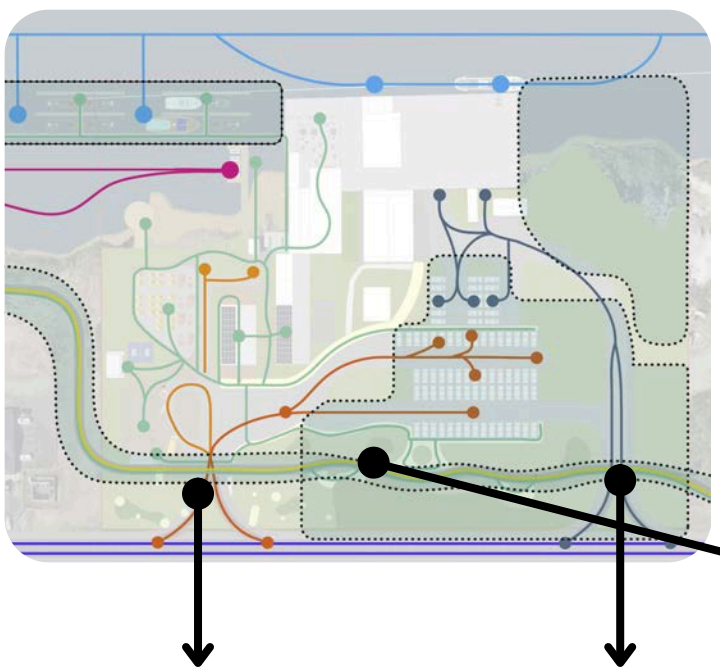
SQ. FT. GROSS  
PARKING NEEDED \*\*

*\*\*In addition to **48,400** sq.  
ft. needed for Phase I and II  
tenants*

Parking Requirement per Square Foot by Tenant Type

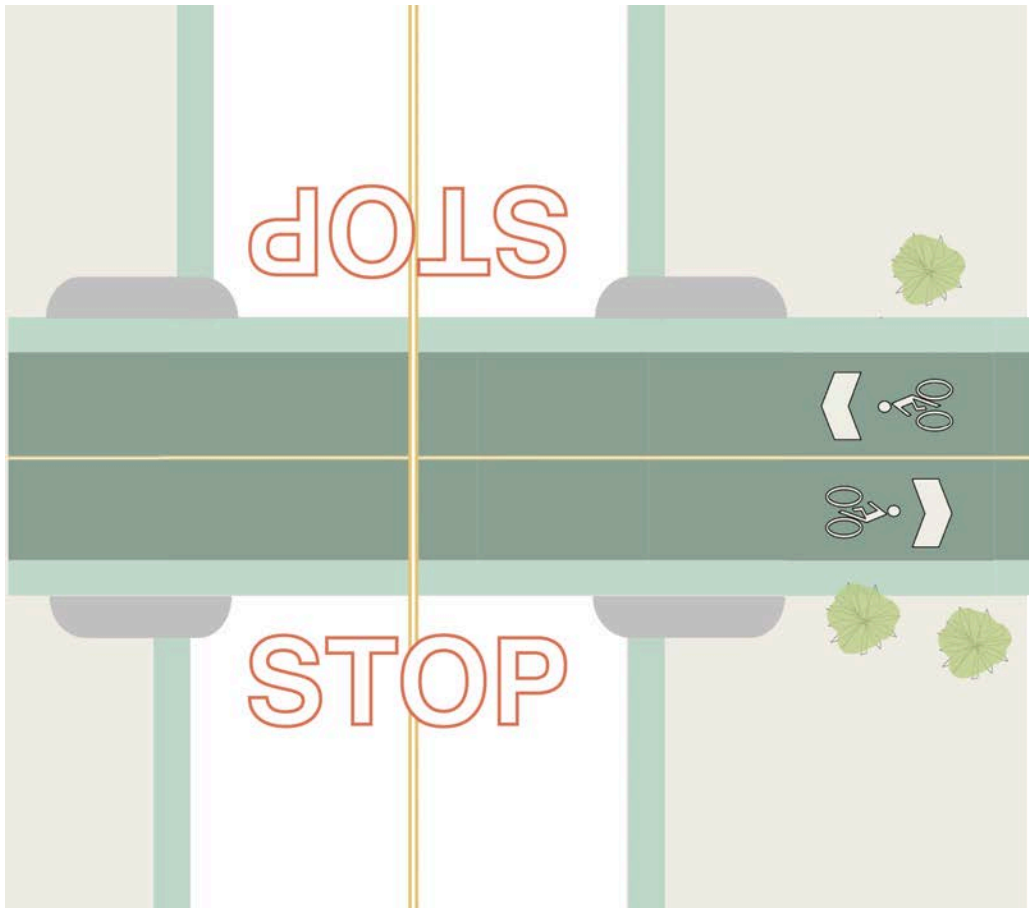


PHASE III | CIRCULATION UPDATES

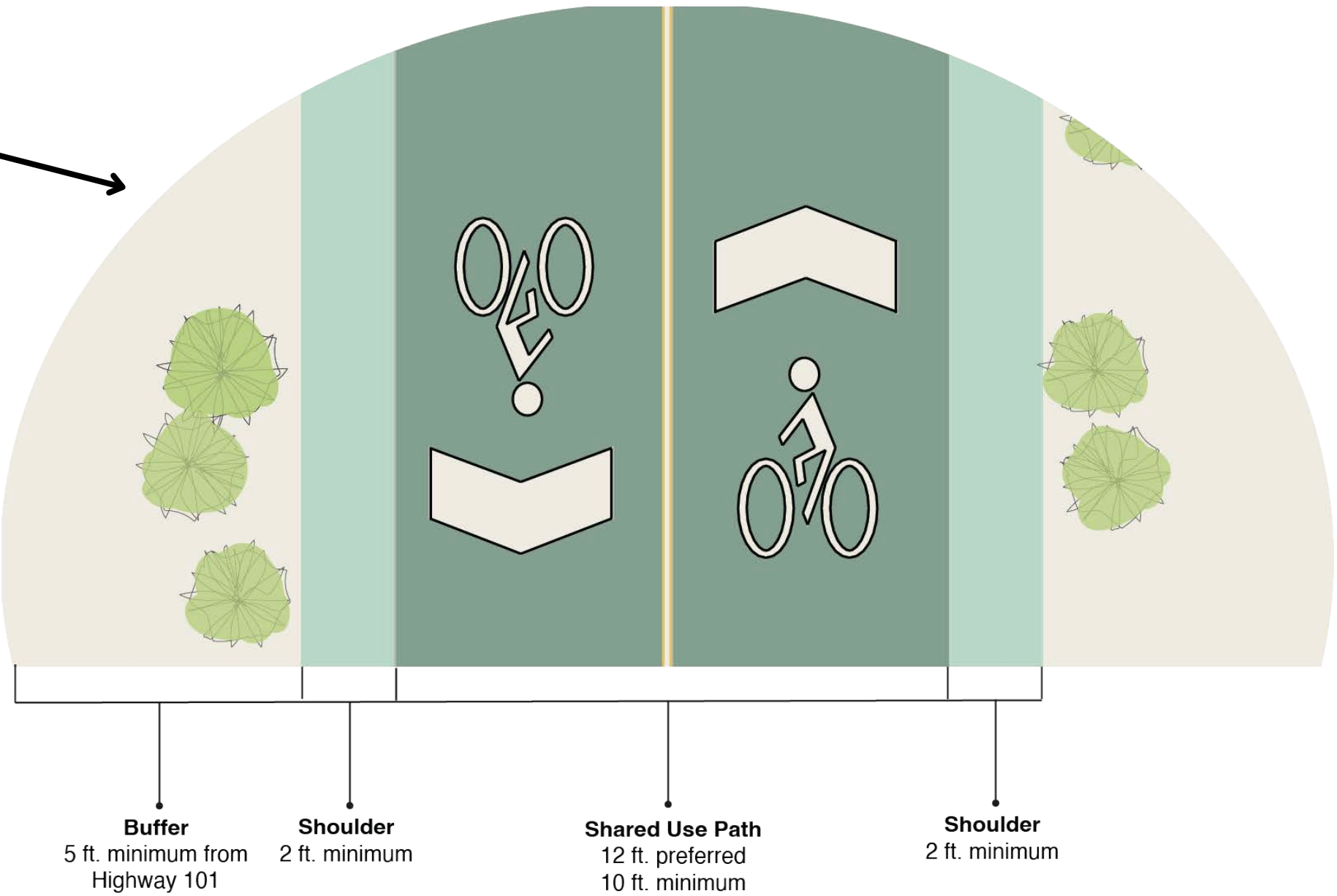


To ensure the safety of cyclists, special design consideration should be given to the points of intersection between the bicycle and vehicle circulation. Leading up to each intersection, the bicycle path should rise by a **3% grade to increase cyclists' visibility to drivers**, and then plateau across the intersection. **Raised concrete blocks** at intersections should be present to calm vehicle speeds.

Detail: Bicycle/Vehicle Intersection

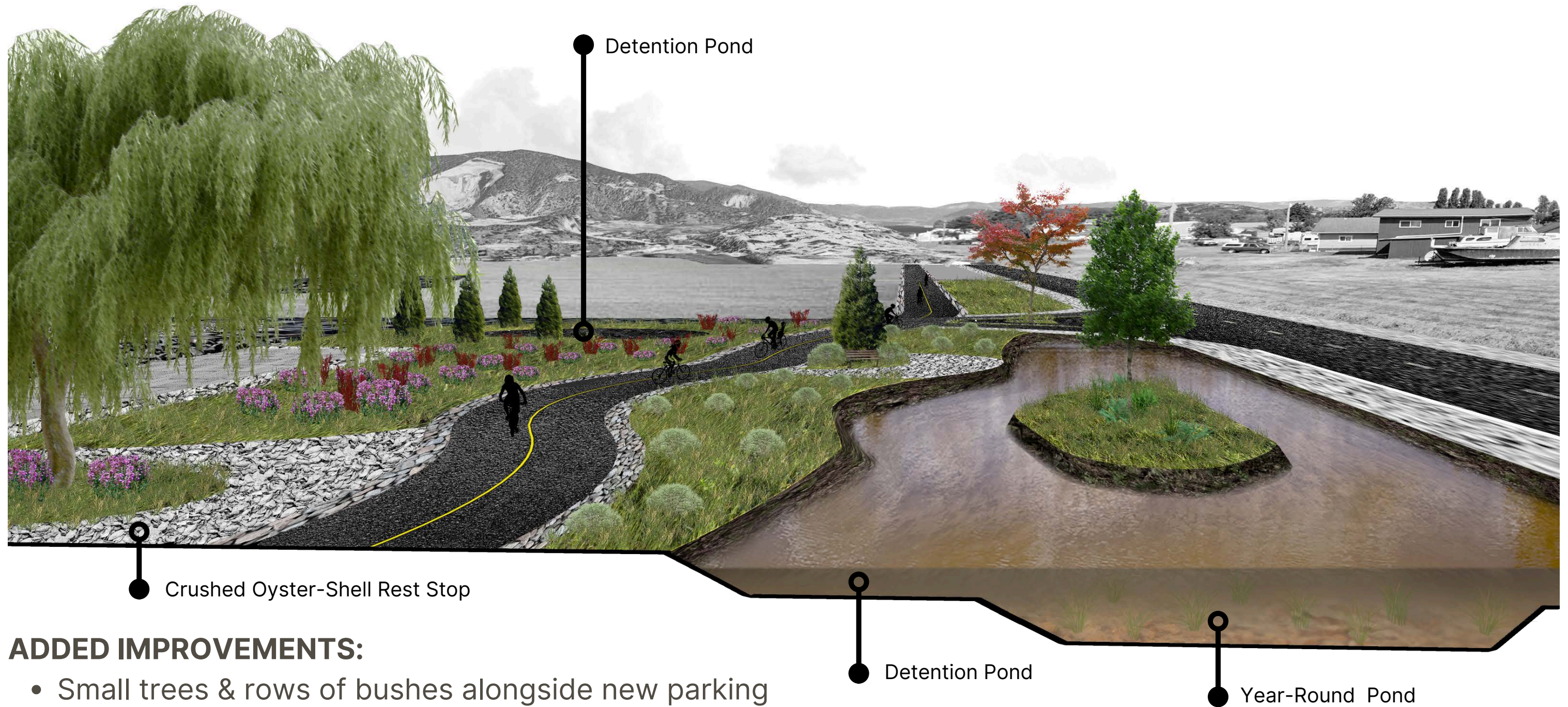


Detail: Trail Extension





# PHASE III | BEAUTIFICATION UPDATES



## ADDED IMPROVEMENTS:

- Small trees & rows of bushes alongside new parking
- Rest stops across the Willapa Hills Trail

## BEAUTIFICATION COST: \$13,000

- Trees: \$5,000
- Bushes: \$5,000
- Grasses: \$3,000

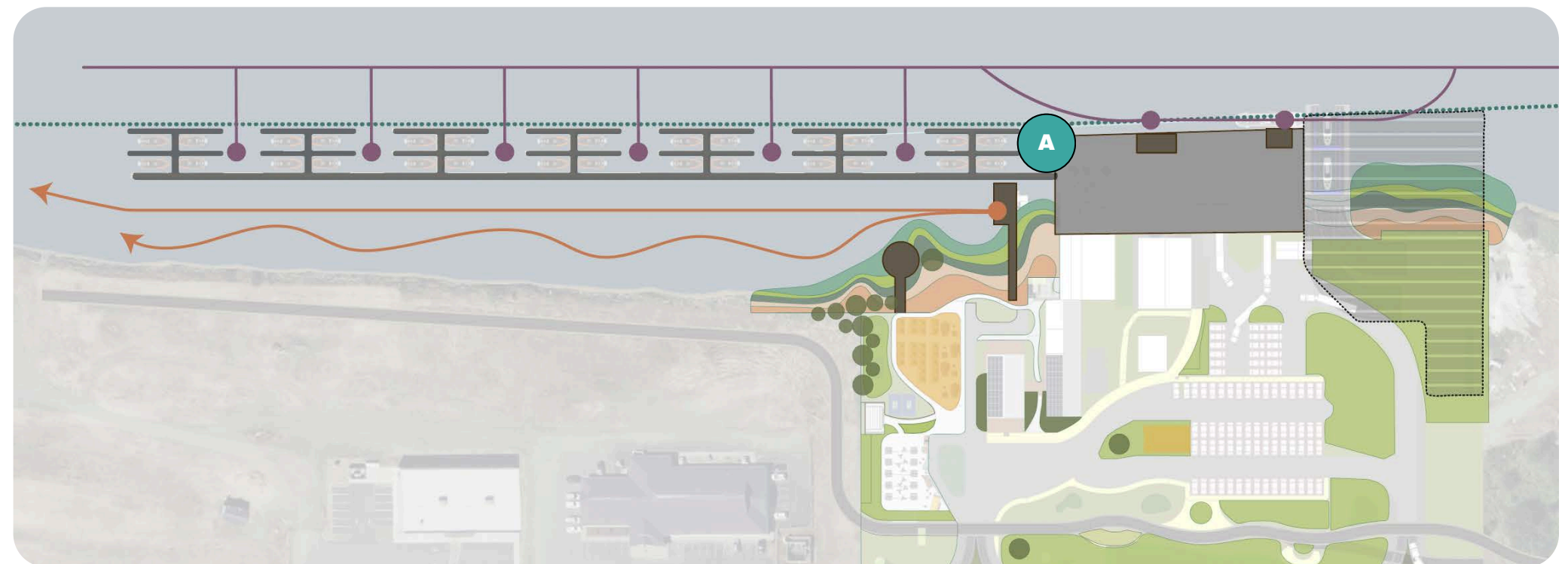
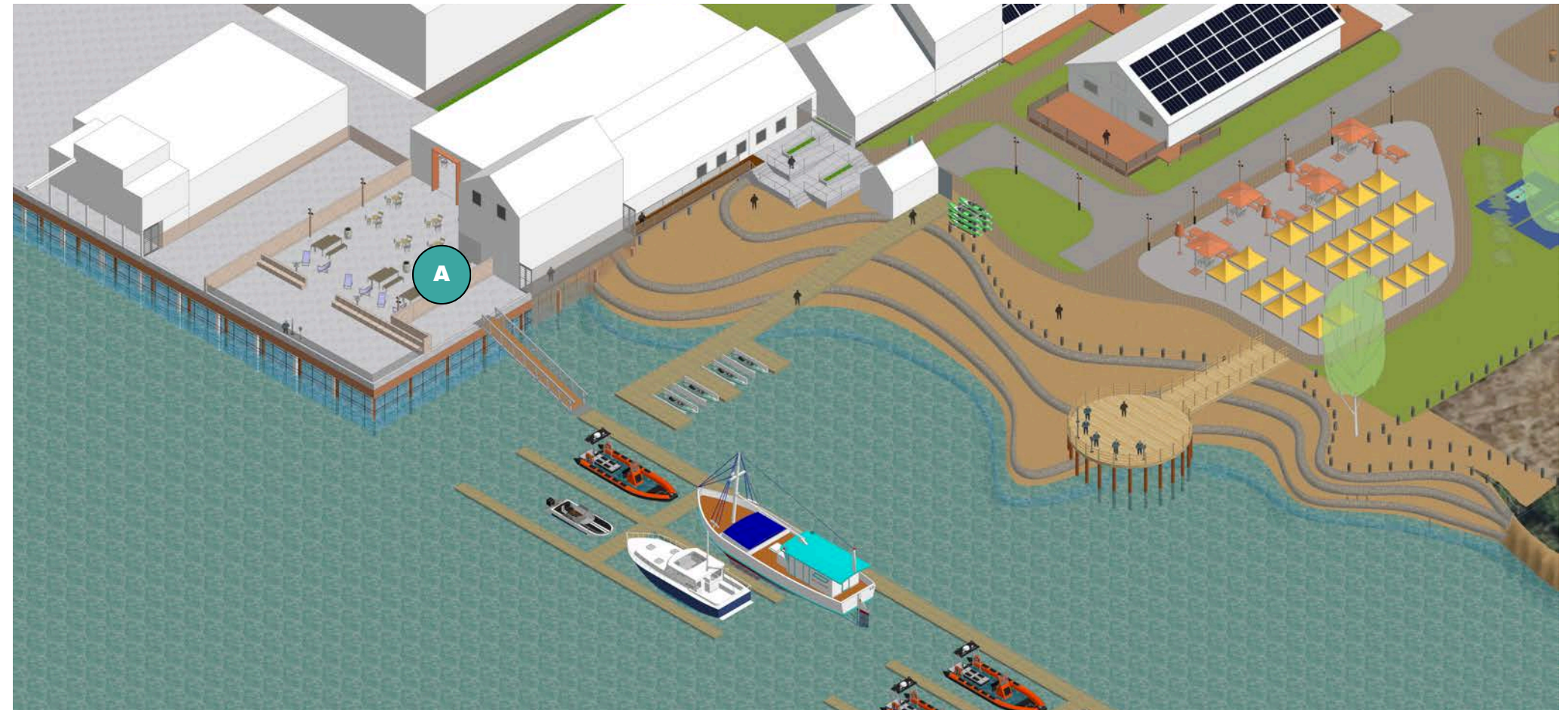


# PHASE III | SHORELINE UPDATES

## OVERVIEW

- Construct Recreational Marina
- Finalize Funding for Boatyard Infrastructure
- Pre- construction requirements for boatyard
- Finalize Vocation school partnership

**Capital Cost Estimate: \$270,000**

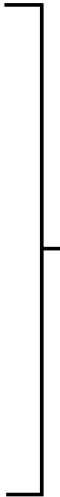




PHASE III | PERMITTING

PHASE IV PREPARATIONS

- Gallery Space
- Third place Renovations
- EV Charging Stations



APPLICABLE PERMITS & REGULATIONS

- South Bend**
- **Building Permit Packet**
  - **Side Sewer Permit**

PHASE IV | OVERVIEW

PRIMARY FOCUS

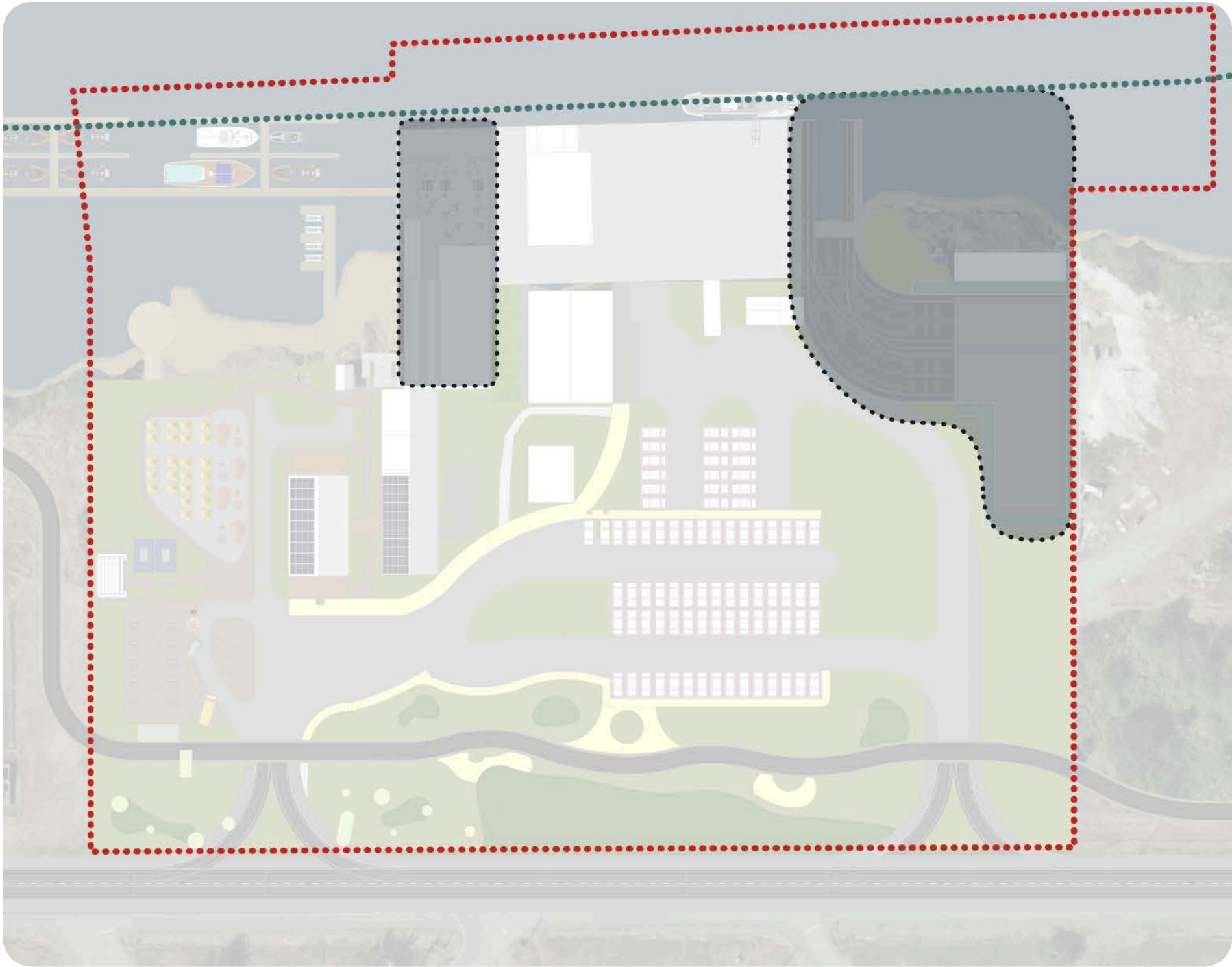
- Shoreline-Related Improvements
- Boat Yard Construction
- Waterfront Restaurant
- Gallery

TENANTS

- Makers’ Market
- Bike & Kayak Rental
- WA Sea Grant
- Outdoor Market
- Food Truck Plaza
- Taylor Shellfish
- Potential Cold Storage Tenant
- “Third Place” & Viewing Deck
- Waterfront Restaurant

CAPITAL COST ESTIMATE: \$1,280,000

- Building: \$105,000
- Building Renovations: \$730,000
- Infrastructure: \$285,000
- Furnishings: \$160,000





## PHASE IV | FACILITIES UPDATE

### PROJECTS

- Gallery: \$130,000
- Restaurant: \$150,000
- “Third Place”: \$450,000
  - Renovate building
- EV Charging Stations: \$62,000
  - 4 stations



GALLERY



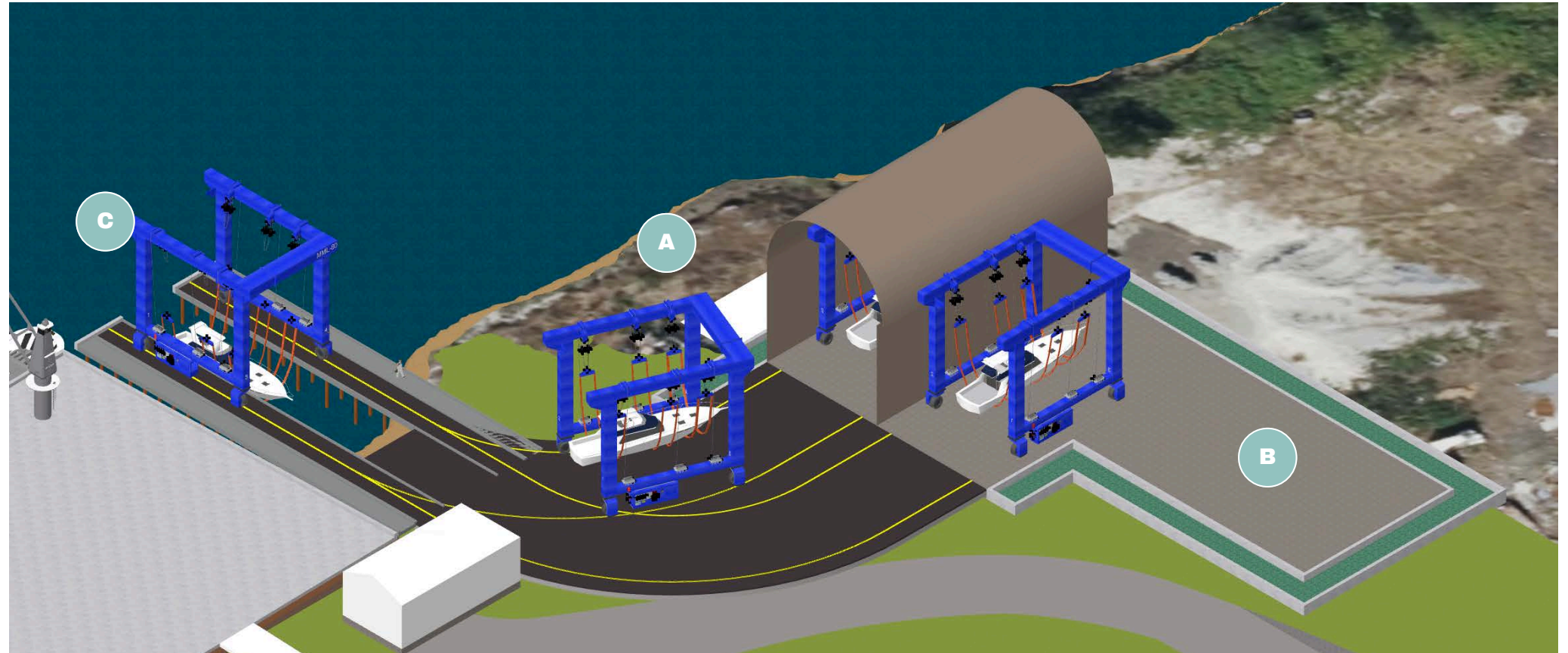
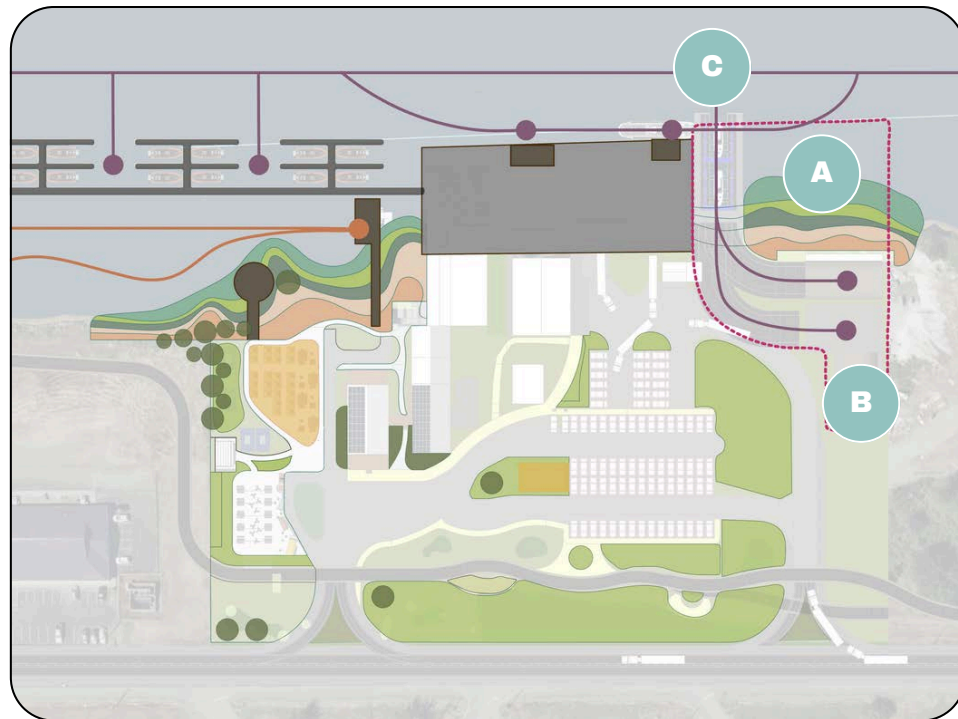


## PHASE IV | SHORELINE UPDATES

### OVERVIEW

- Boatyard Completion
- Boat Storage areas
- Runoff Control Plantings
- Activate vocational training partnership

Capital Cost Estimate: \$446,500





PHASE IV | PERMIT UPDATES

PHASE IV

Building amendments

- Restaurant
- Commissary Kitchen
- Tool Library Storage
- Other possible tenant



APPLICABLE PERMITS & REGULATIONS

South Bend

- Building Permit
- Health Department Permit
- Fire Department Permit
- Occupancy Permit
- Business License\*

State Permit

- Alcohol Beverage License\*
- Food Handler’s Permit\*
- Seller’s Permit\*
- 

Federal Permit

- Grants and Funding Compliance

\*Individual tenants to apply for these permits & licenses

# LONG TERM VISION

1) PASSENGER FERRY DOCK

2) BIKE & KAYAK RENTAL

3) MARKET & FOOD PLAZA

4) ARTISAN & FARMERS MARKET

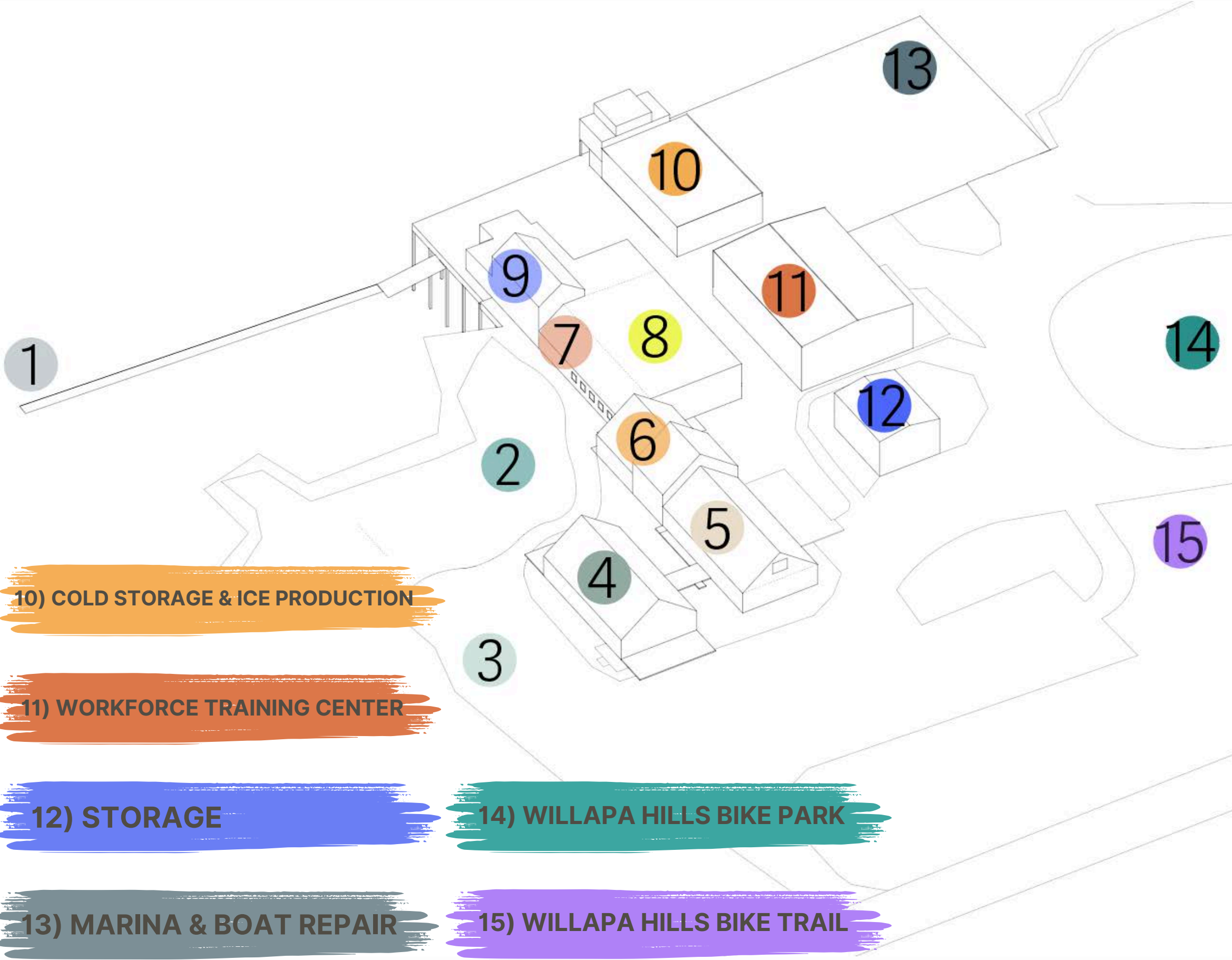
5) MAKERS SPACE & TOOL LIBRARY

6) OFFICES & MEETING SPACE

7) GALLERY & EVENT SPACE

8) COMMERCIAL KITCHEN

9) RESTAURANT & EVENT SPACE





# CAPITAL COST REVIEW

## SHORT TERM: \$1,605,000

### PHASE 1: \$740,000

- Building: \$130,000
- Infrastructure: \$470,000
- Furnishings: \$85,000
- Plantings: \$55,000

### PHASE 2: \$865,000

- Building: \$240,000
- Building Renovations: \$520,000
- Furnishings: \$100,000
- Plantings: \$5,000

## LONG TERM: \$2,900,000

### PHASE 3: \$1,620,000

- Building: \$145,000
- Building Renovations: \$1,010,000
- Infrastructure: \$460,000
- Furnishings: \$5,000

### PHASE 4: \$1,280,000

- Building: \$105,000
- Building Renovations: \$730,000
- Infrastructure: \$285,000
- Furnishings: \$160,000

## TOTAL CAPITAL COST\*: \$4,505,000

*\*Labor provided by Port of Willapa Harbor employees, except for initial gravel resurfacing  
Average of low-high estimates*

# NEXT STEPS & RECOMMENDATIONS

## SHORT-TERM

- Request-for-Proposal Process
- Website, Marketing & Communications Strategy
- Hire Professional Consultants:
  - Civil Engineering
    - Site Plan, Transportation
- Surveyor
  - Boundary and Topographic Surveys
- Wetlands Scientist/Permitting Specialist

## MID-TERM

- Collaborate with WA SeaGrant to create a Strategic Framework for site
  - Benchmarks
- Prioritize Community Engagement & Needs Assessment
- Assess feasibility of a Food Hub

## LONG-TERM

- Partnership with Colleges
  - Grays Harbor Community College
- Youth Arts Programs for the Makers Space
- Advocate City of South Bend to update Zoning Code





THANK YOU!  
QUESTIONS?

