

BENDIKSEN LANDING

PROPOSED REDEVELOPMENT PROJECT



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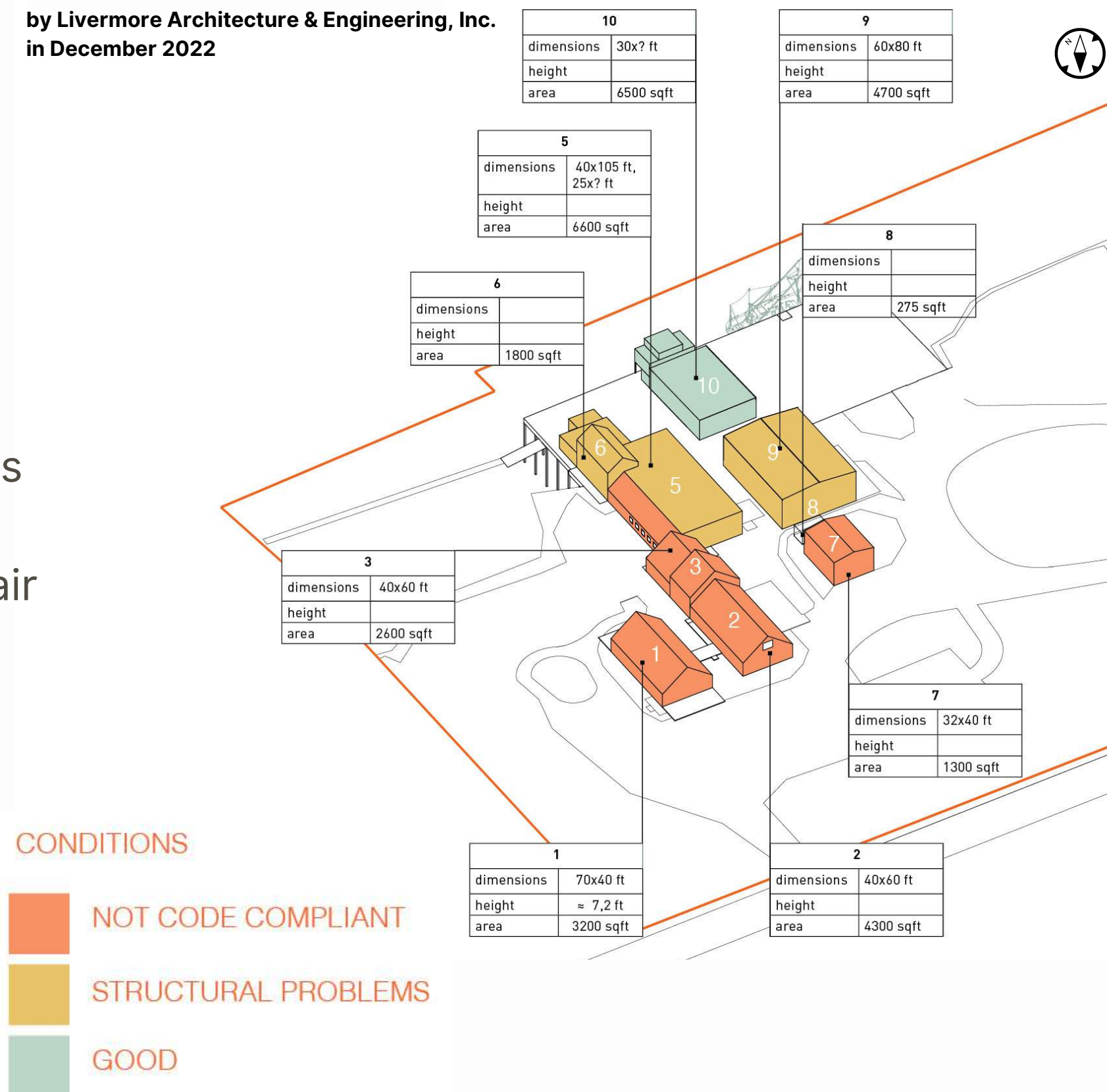
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CURRENT SITE CONDITIONS

- 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

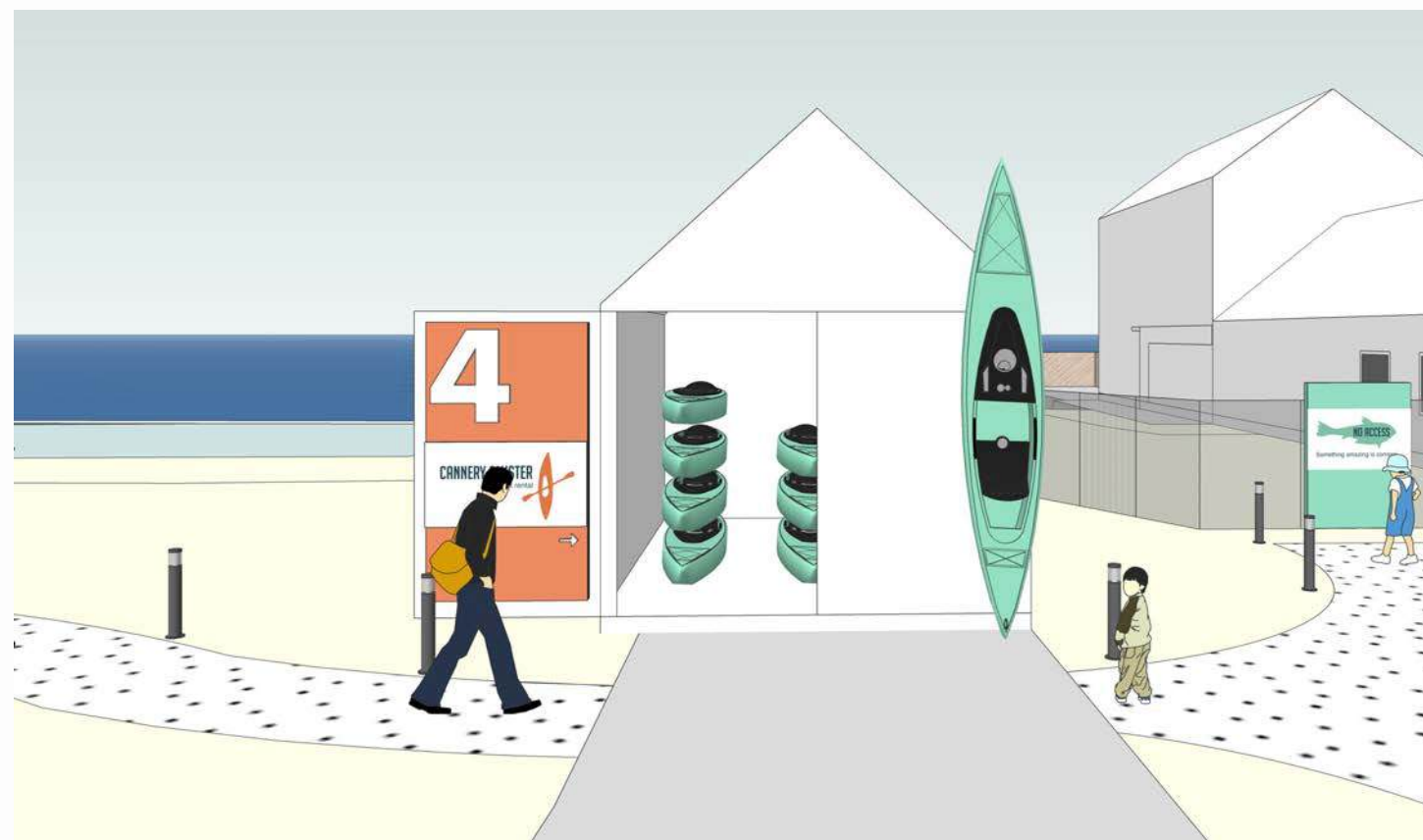
Port of Willapa Harbor

MERCHANDISING



BRANDING

SUPPORTING ELEMENTS



SHORT TERM PHASING OVERVIEW: 1-5 YEARS



PHASE I: 0-2 Years

Capital Plan Estimate: \$740,000



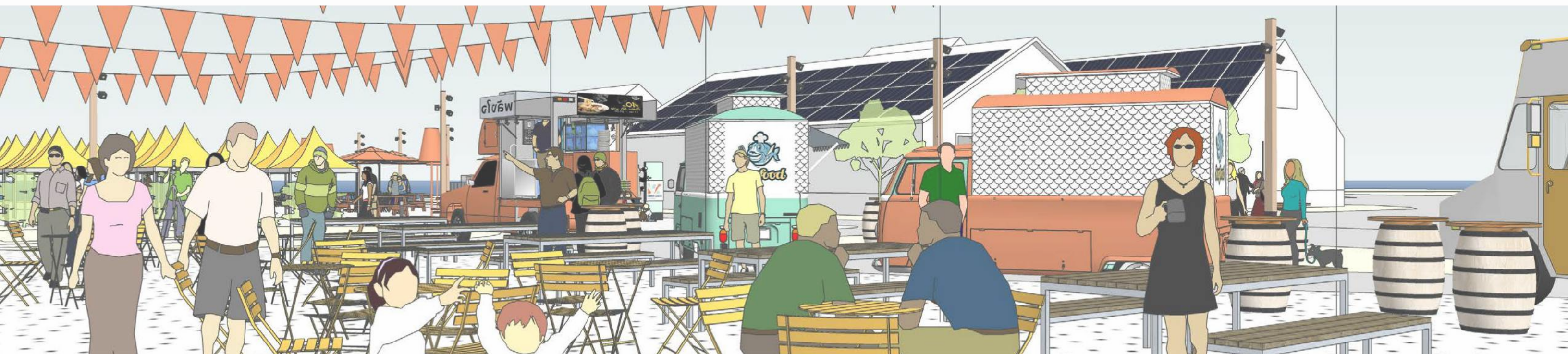
PHASE II: 3-5 Years

Capital Plan Estimate: \$865,000

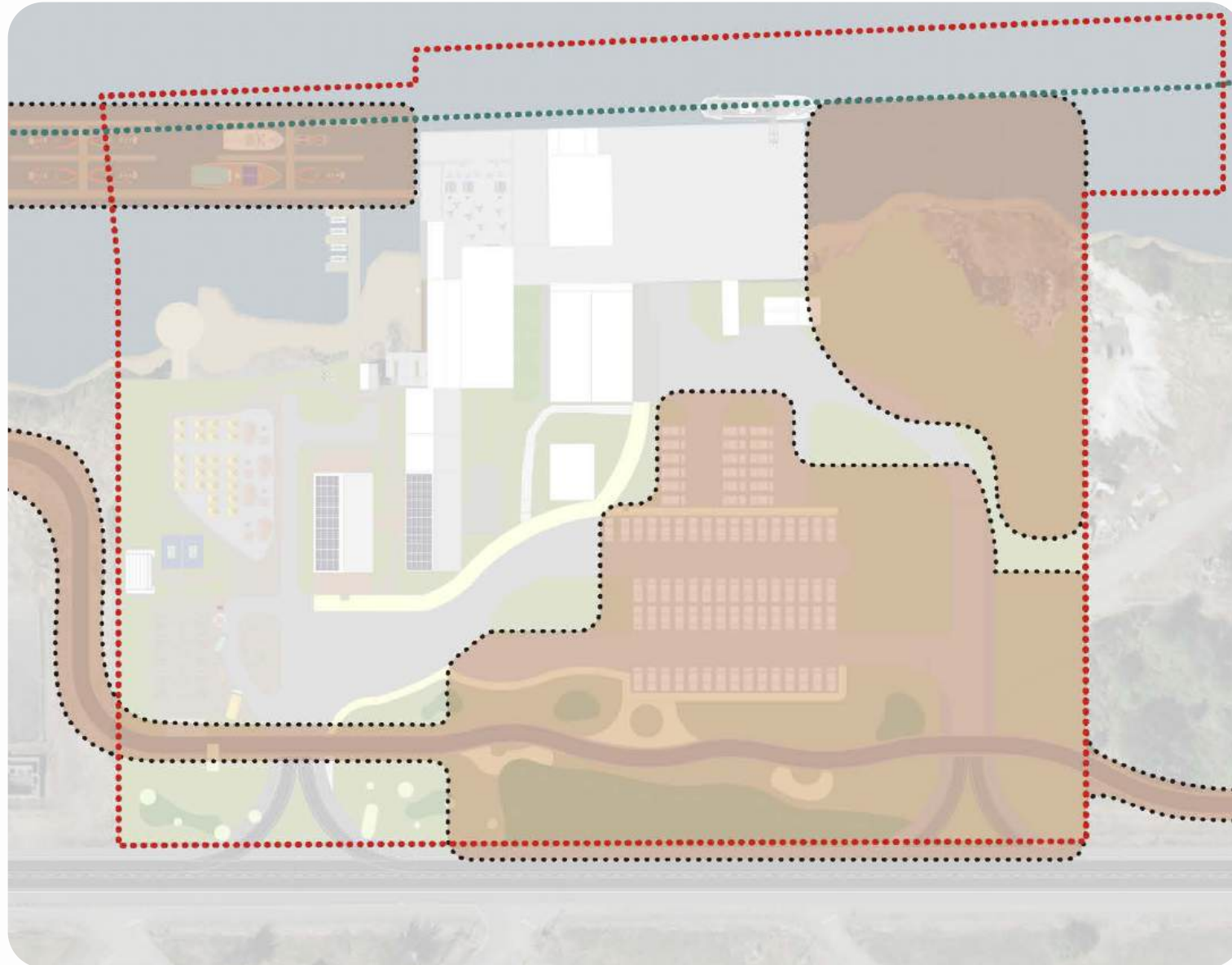
TOTAL Cost Estimate: \$1,605,000

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

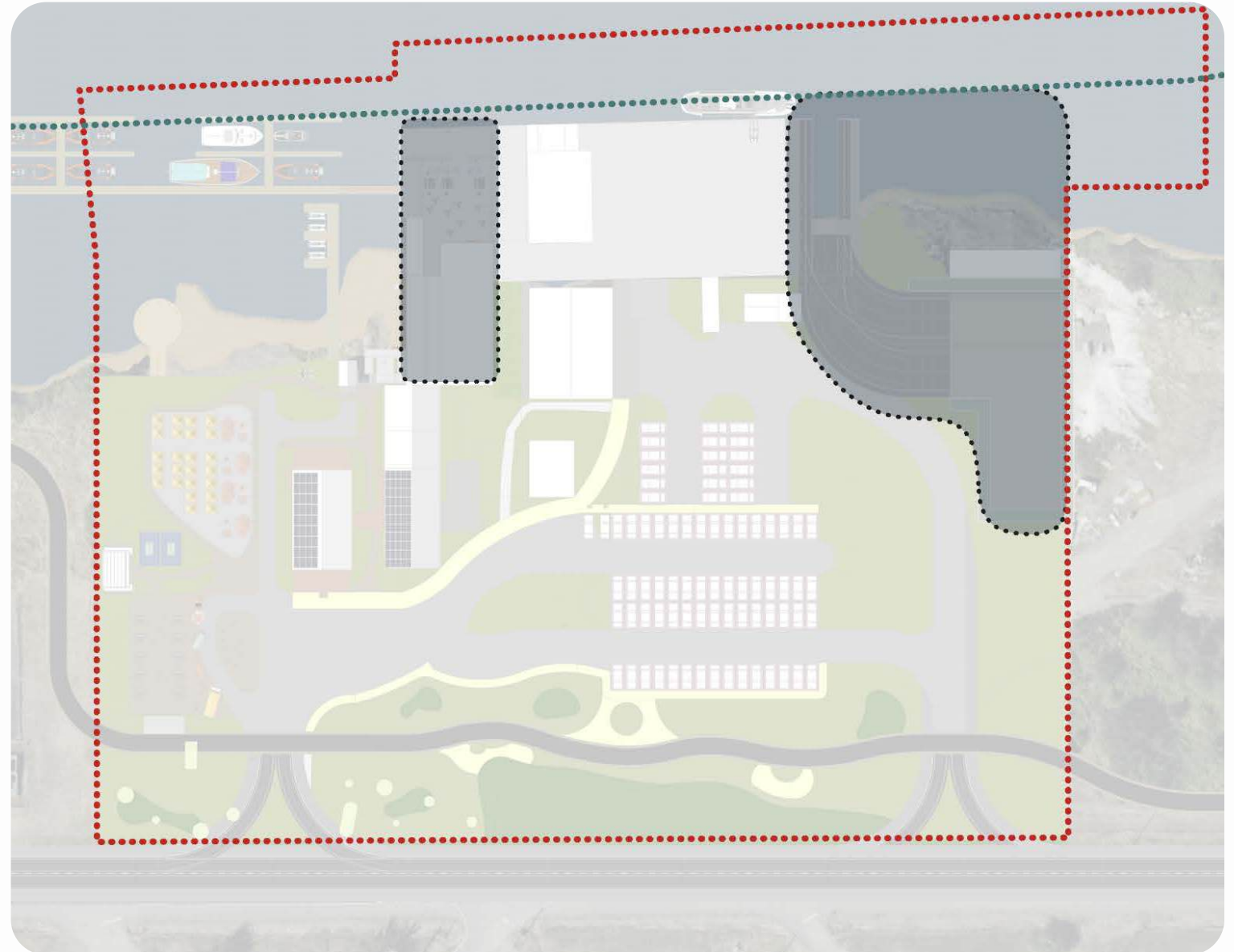


LONG TERM PHASING OVERVIEW: 6-20 YEARS



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

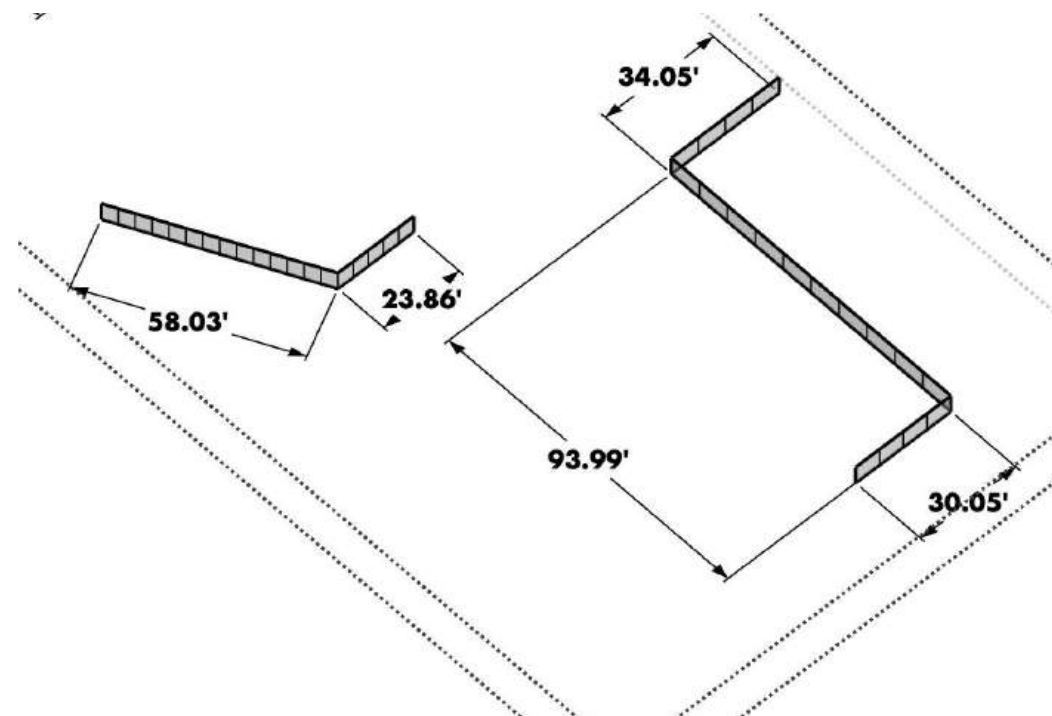
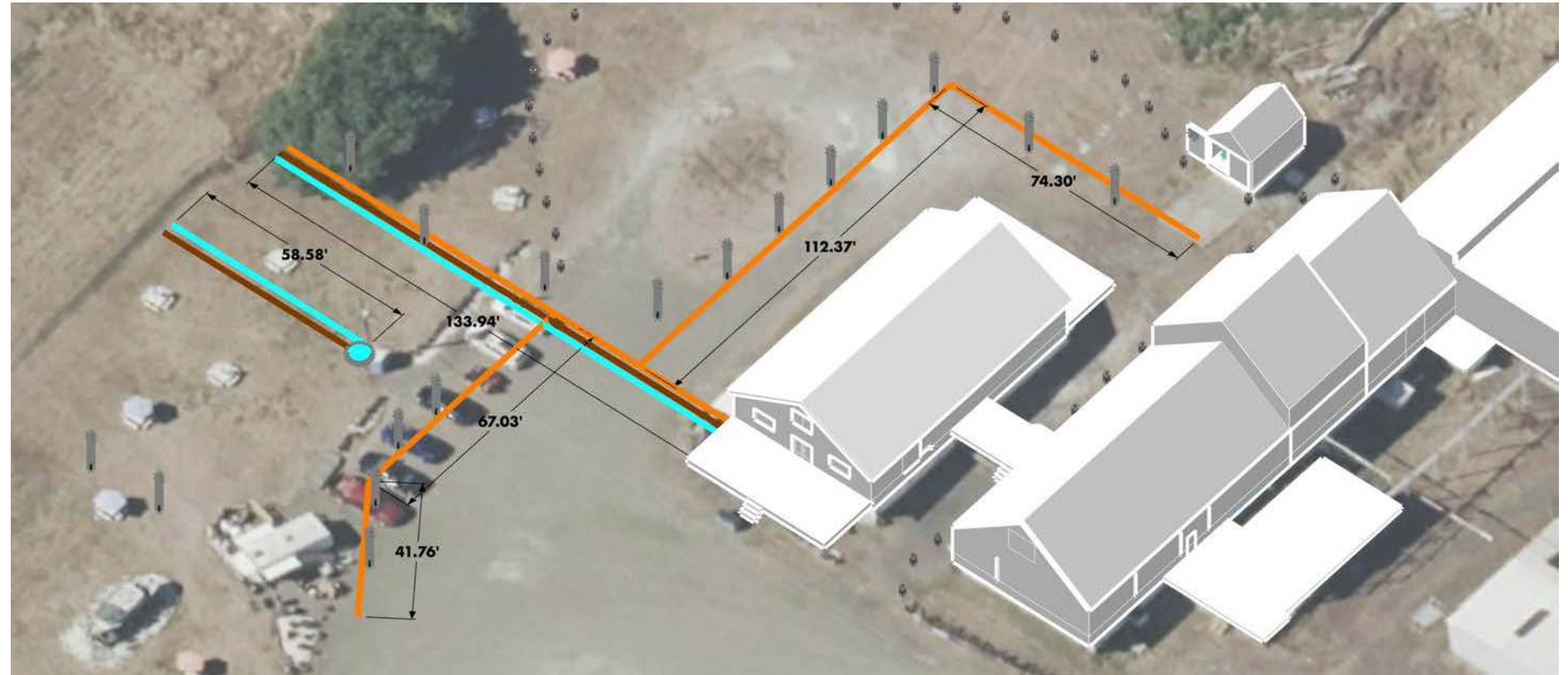
- 135 linear feet Sewer: \$17,000
- 135 linear feet Water: \$12,000
- 500 linear feet Electric: \$13,000
- Solar Panel (113 modules): \$180,000

GROUND INFRASTRUCTURE: \$250,000

- Gravel
- Fill Soil
- Grass

SITE IMPROVEMENTS: \$25,000

- Outdoor Lighting
- Fencing
- Signage



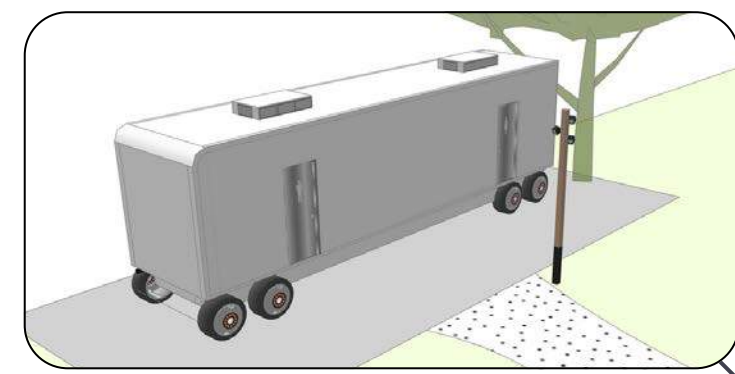
PHASE I | FACILITIES UPDATES

PROJECTS:

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



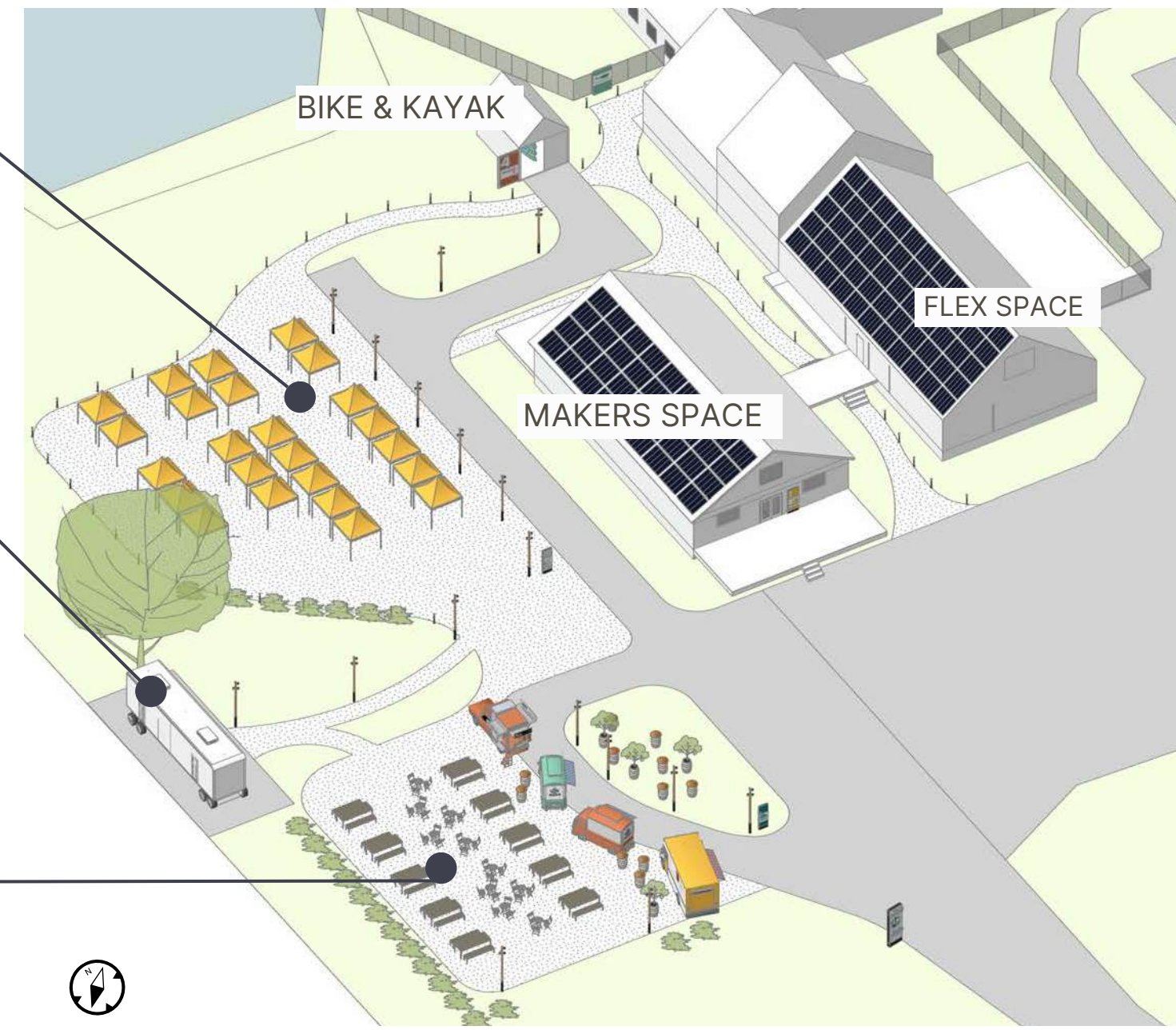
OUTDOOR MARKET



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

An aerial photograph of an industrial or commercial site with various buildings and parking areas. Overlaid on the map are several colored lines representing different types of circulation. A thick dark blue line runs horizontally across the bottom, representing Route 101. An orange line with circular nodes winds through the site, representing a Secondary Service route. A dark blue line with circular nodes follows a path on the right side, representing Industrial Vehicles. A brown line with circular nodes follows a path in the center, representing Standard Vehicles. A green line with circular nodes forms a loop on the left side, representing Pedestrian paths. The map also shows some existing gravel parking lots and building footprints.

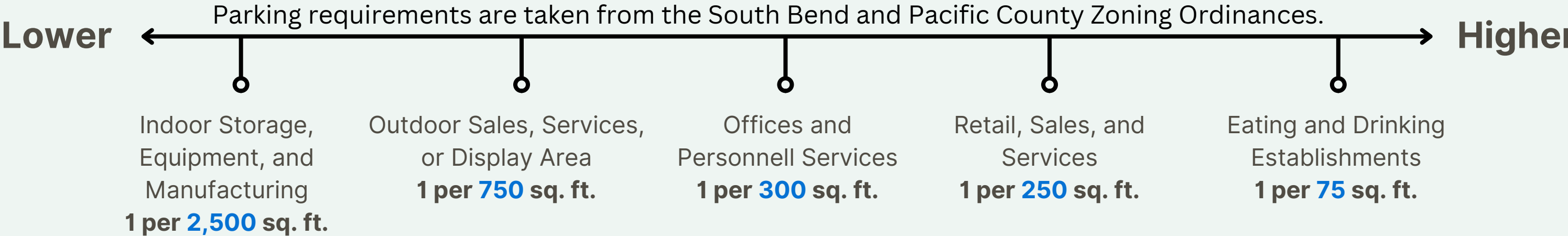
PHASE I | CIRCULATION UPDATES

PHASE I TENANTS

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



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

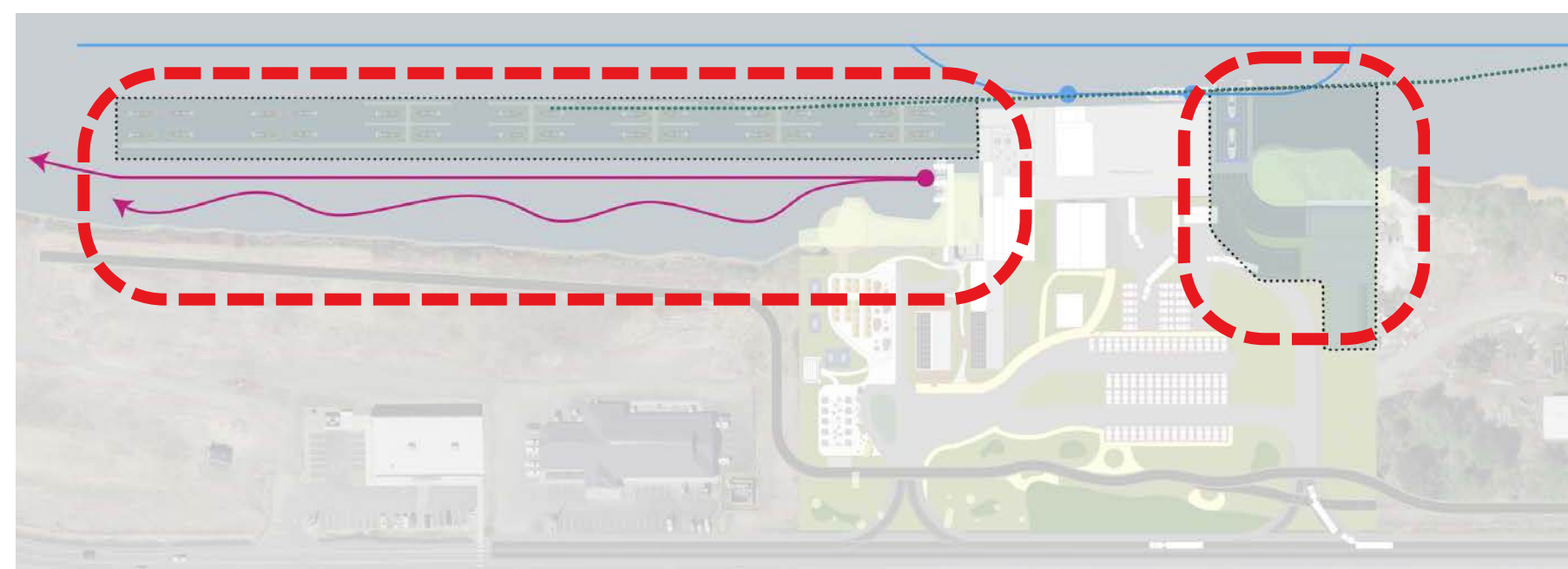
Washington State

- 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

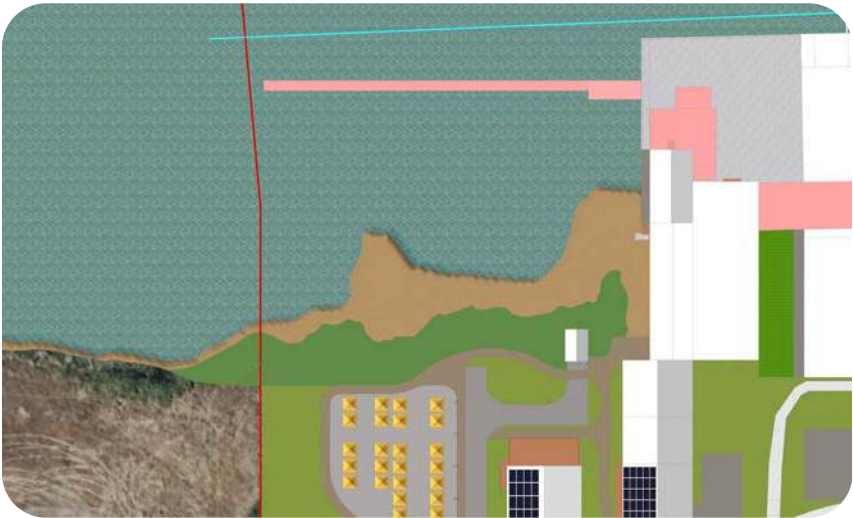
- Pre-development
- Preliminary Design
- Permit Submittal
- Funding

- **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

[illegible]

PHASE I | SHORELINE BEAUTIFICATION



EXISTING SHORELINE

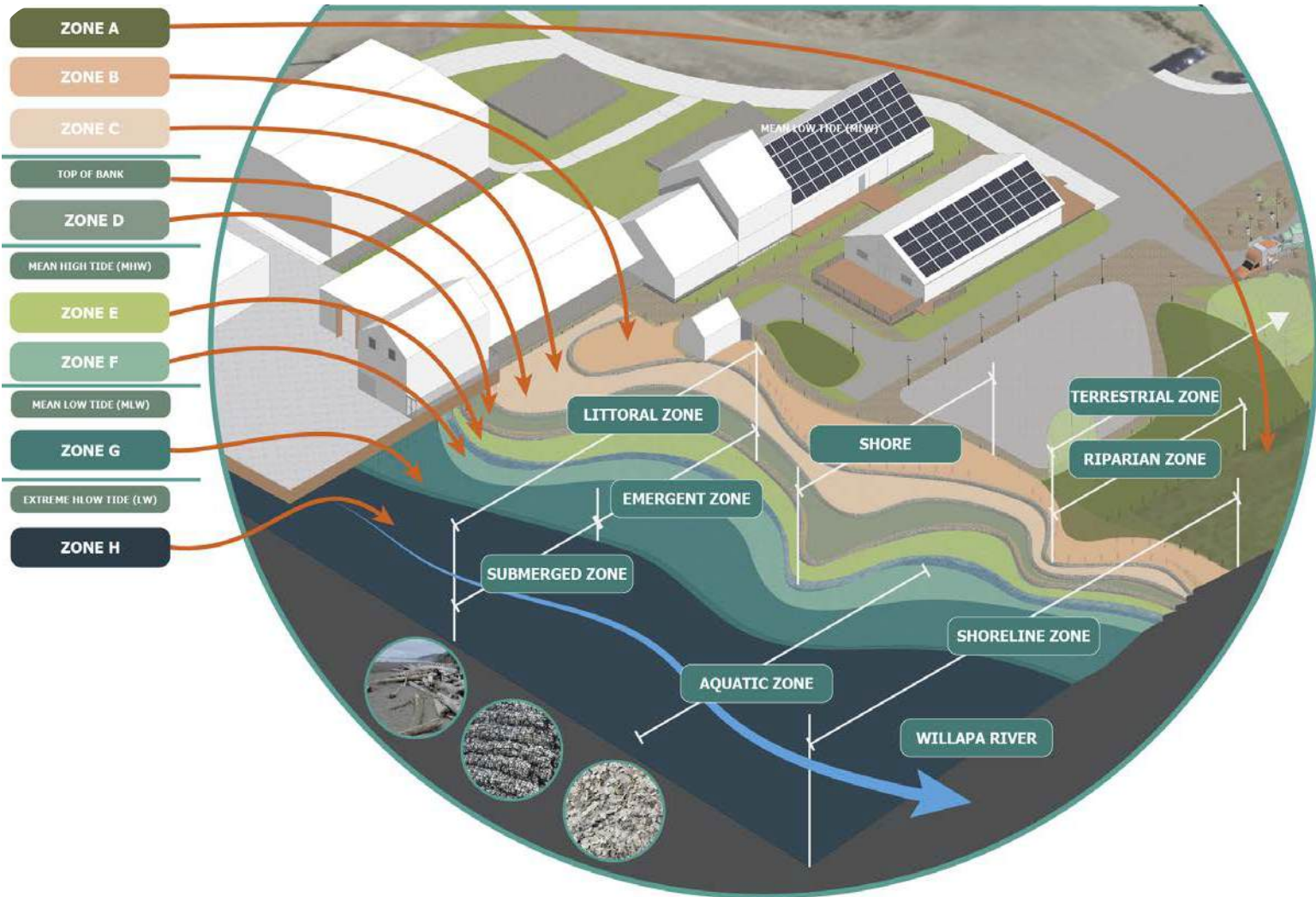
SHORELINE

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

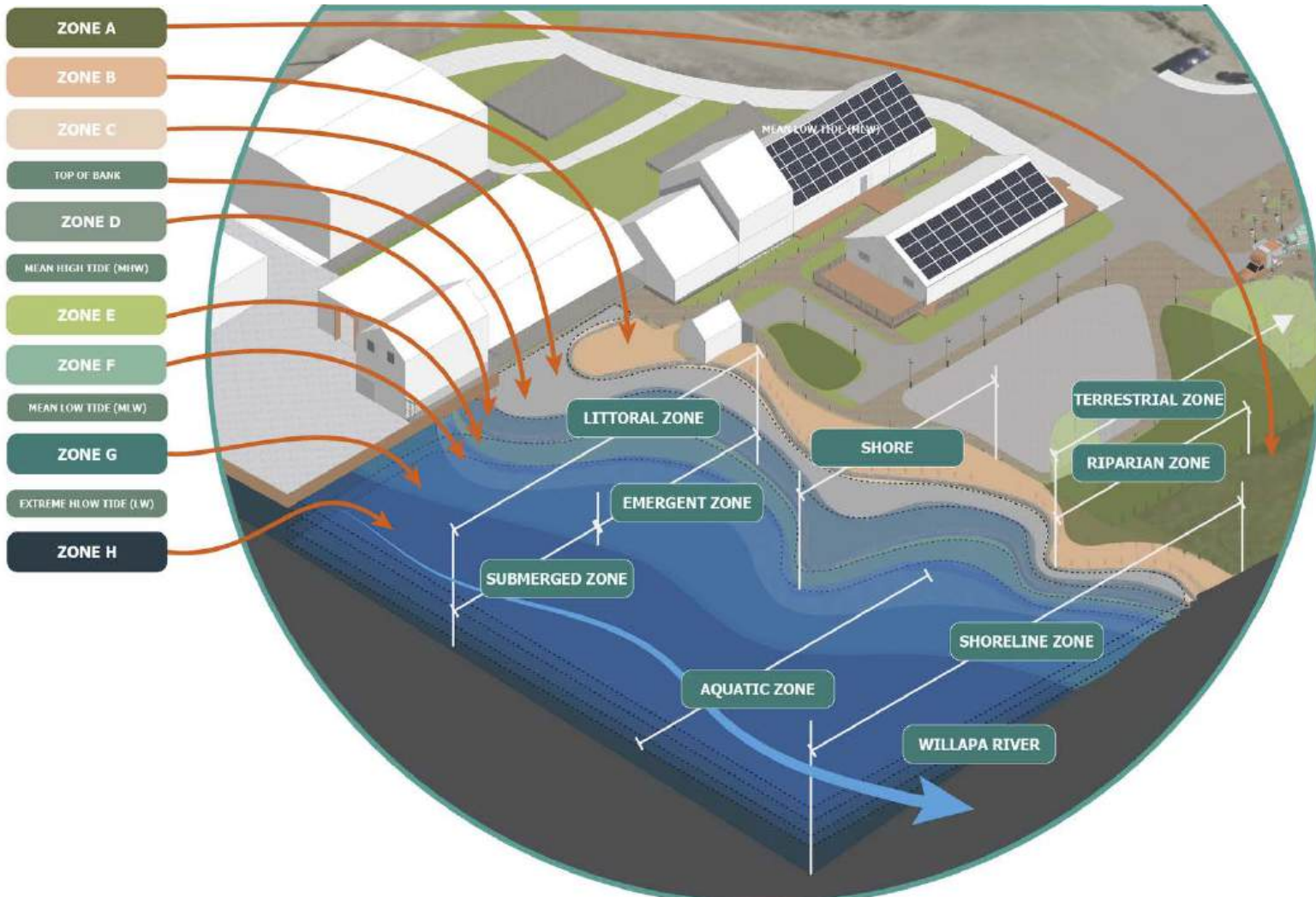


ADAPTED SHORELINE

PLANTING ZONES



WATER LEVELS



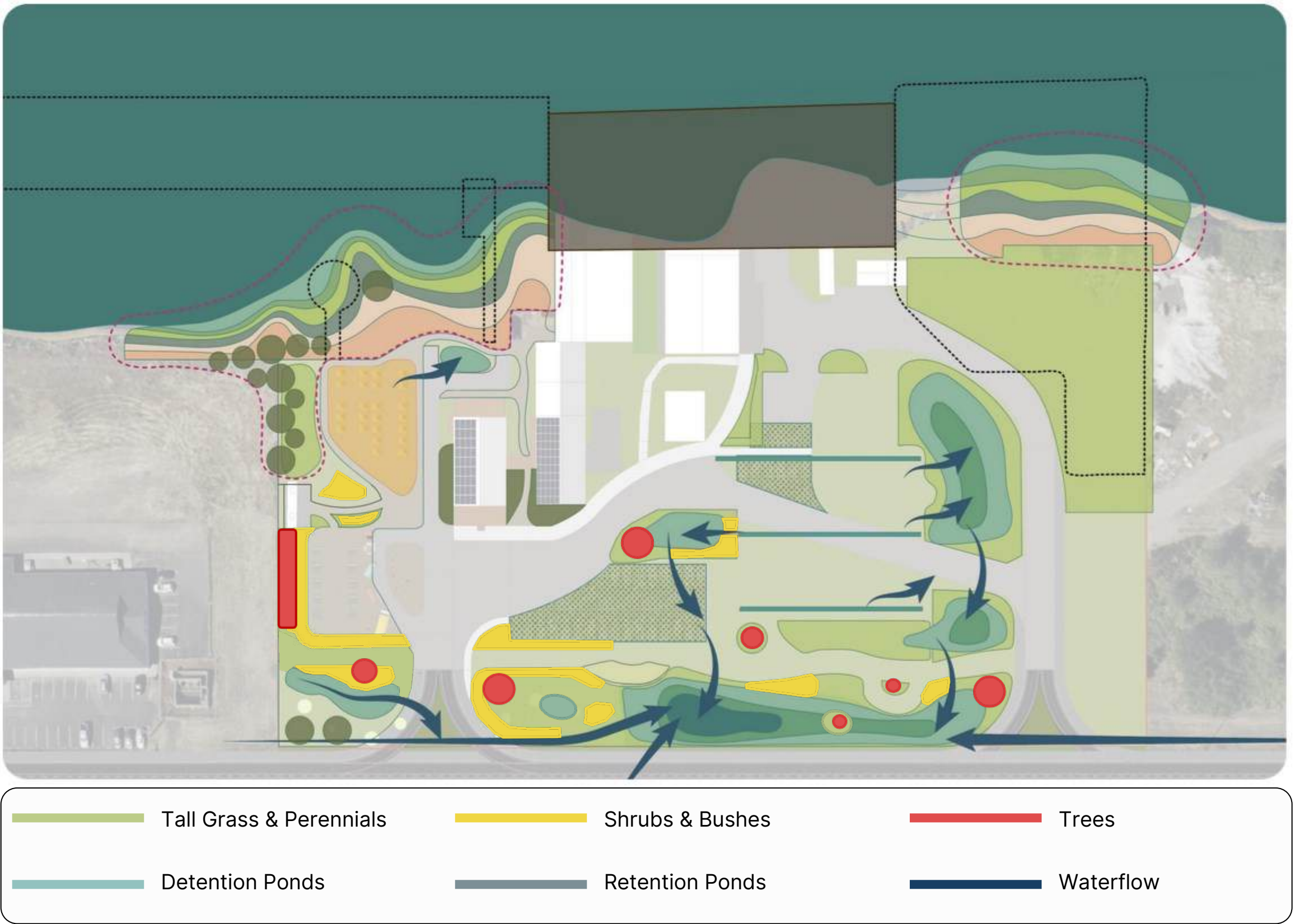
PHASE I | SITE BEAUTIFICATION

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

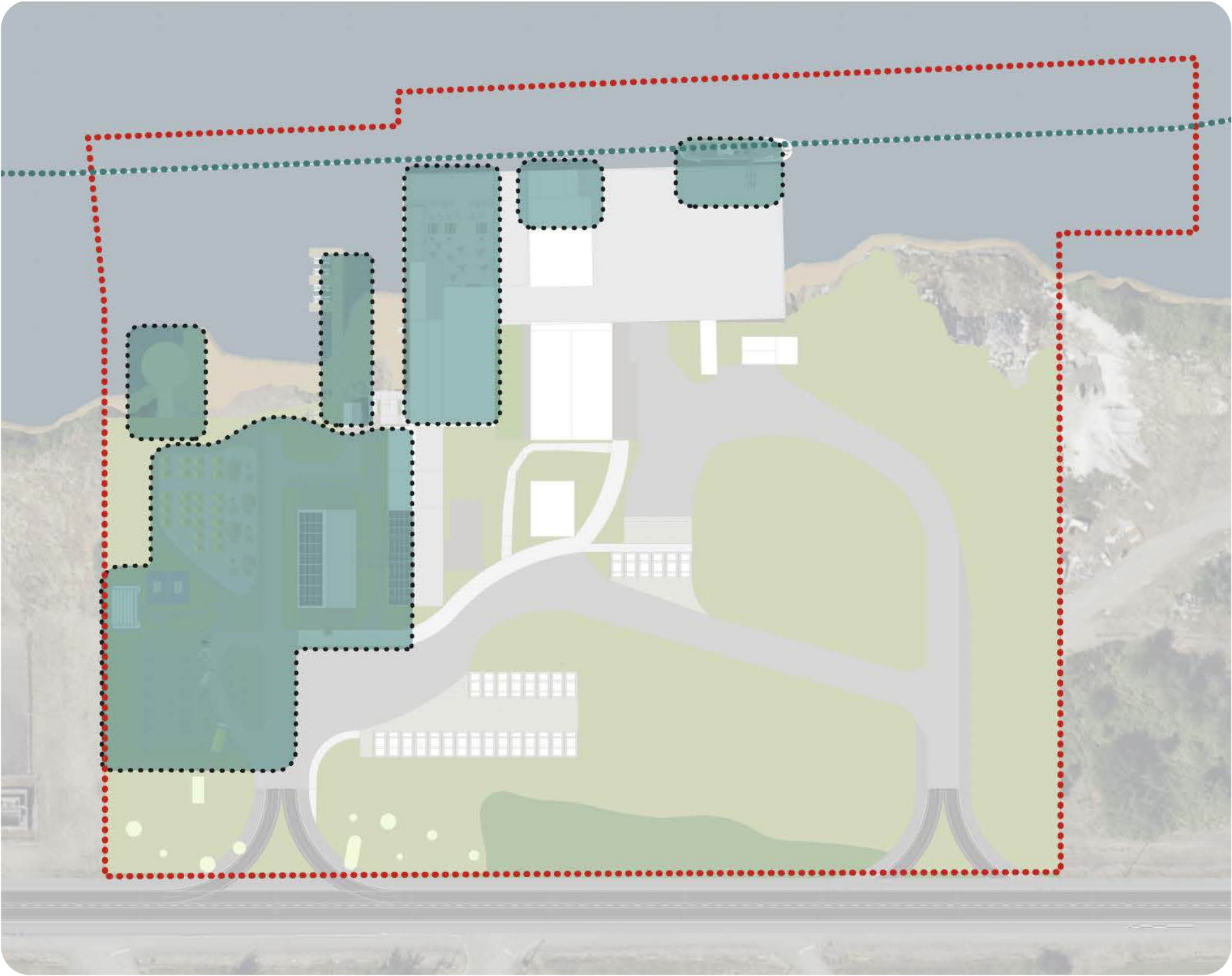
- Shoreline-Related Improvements
- Temporary > Permanent Restroom
- “Third Place” & Viewing Deck

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

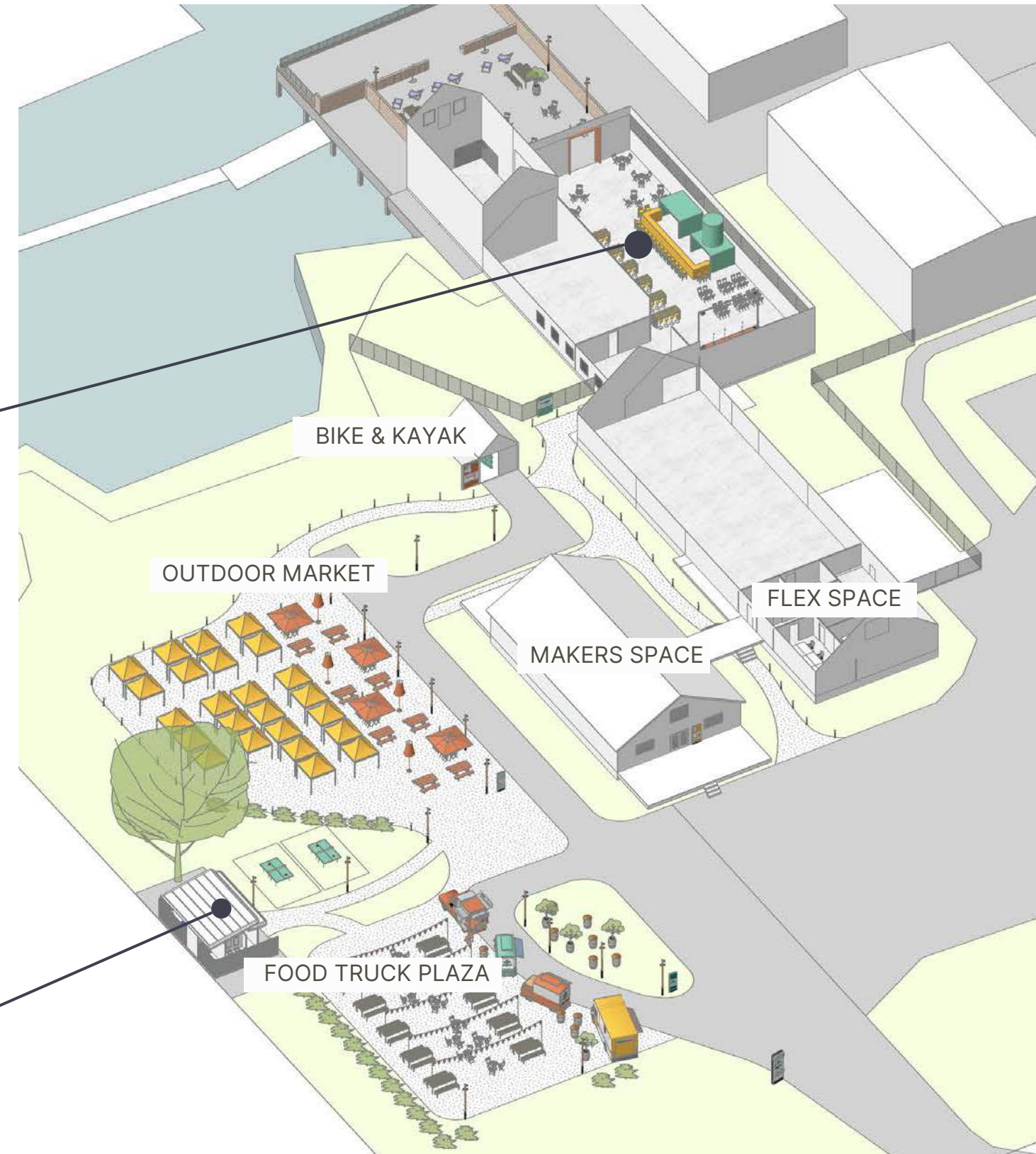
- Permanent Restroom: \$195,000
 - Roughly 6 stalls
- “Third Place”: \$500,000
 - Indoor open seating
 - Bar
 - Stage
 - Outdoor deck
 - Viewing area



THIRD PLACE



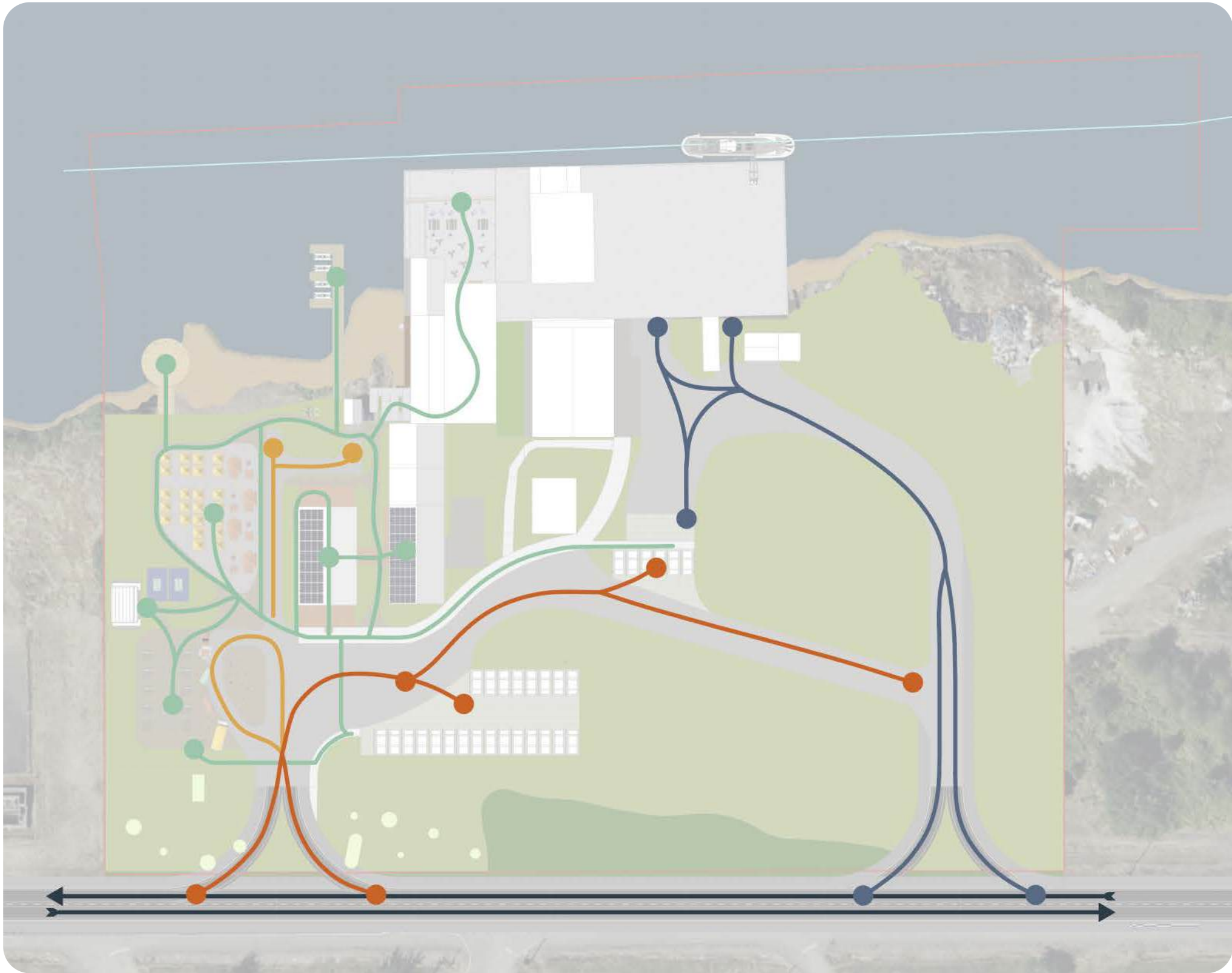
PUBLIC RESTROOMS



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

60

PARKING SPACES
NEEDED *

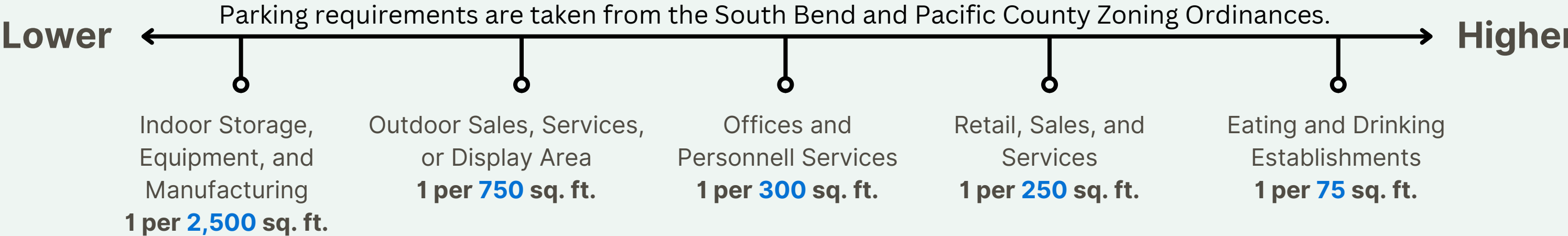
**In addition to 182 spaces
needed for Phase I tenants*

12,000

SQ. FT. GROSS
PARKING NEEDED **

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

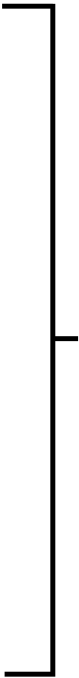
Parking Requirement per Square Foot by Tenant Type



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

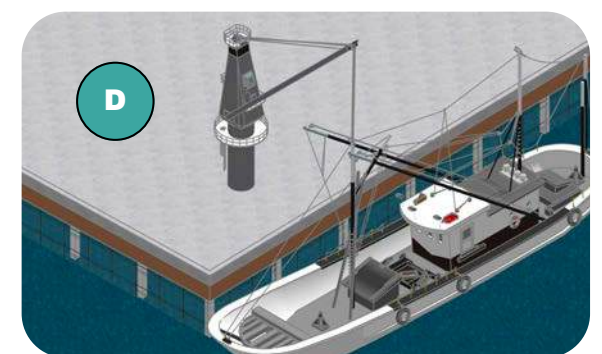
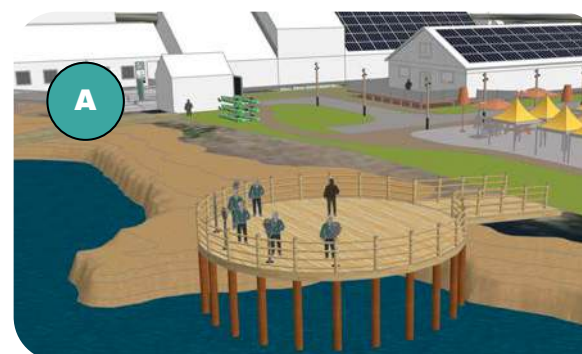
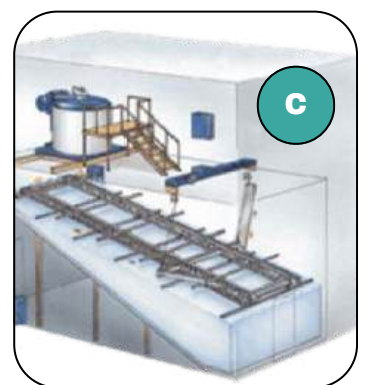
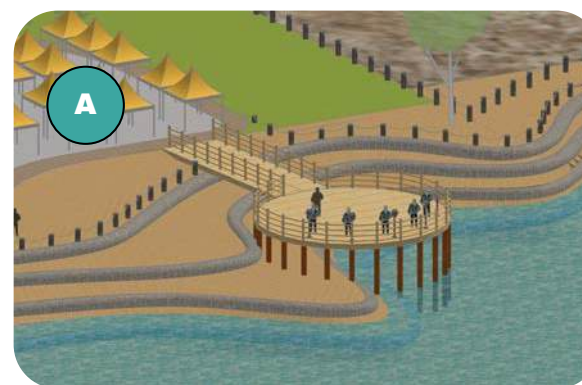
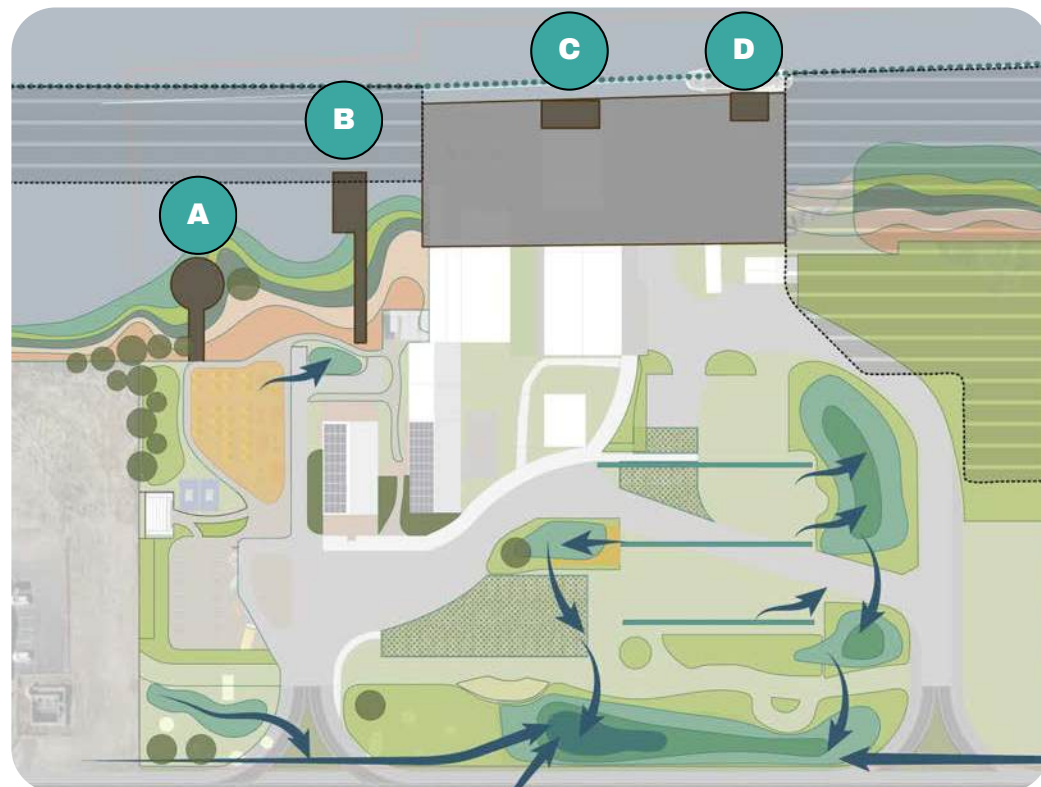
Washington State

- 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

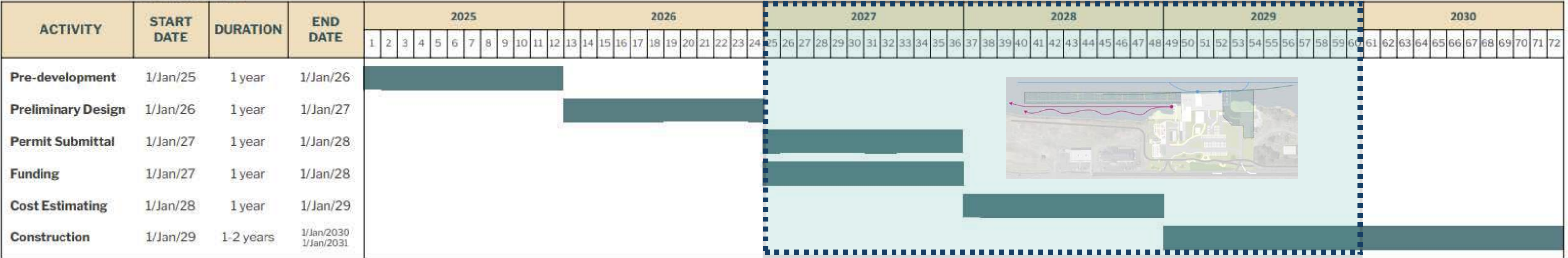
APPLICABLE PERMITS & REGULATIONS

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

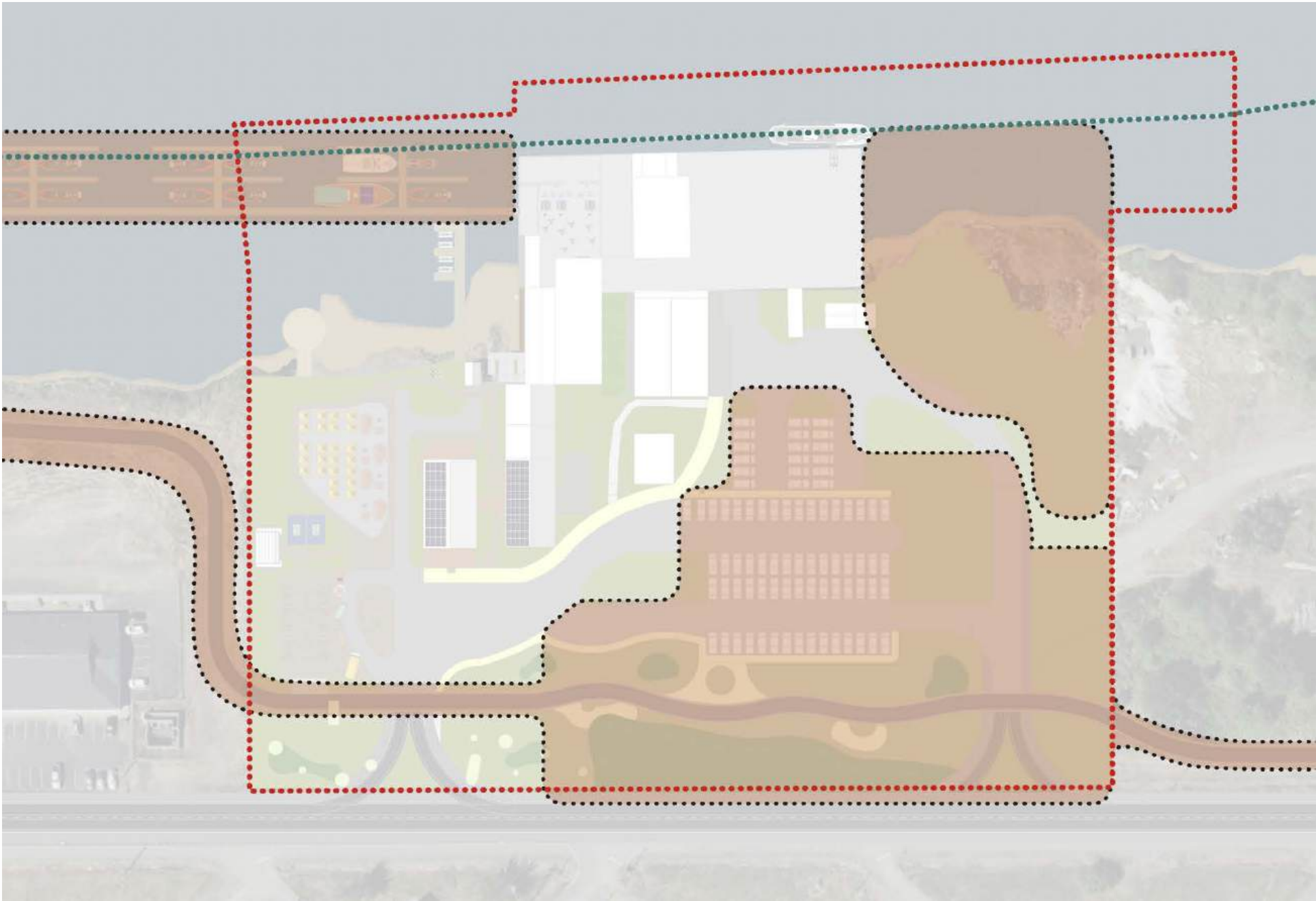
- Shoreline-Related Improvements
- Parking Infrastructure
- Bike Path Extension
- EV Charging Stations
- Interior Renovations

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



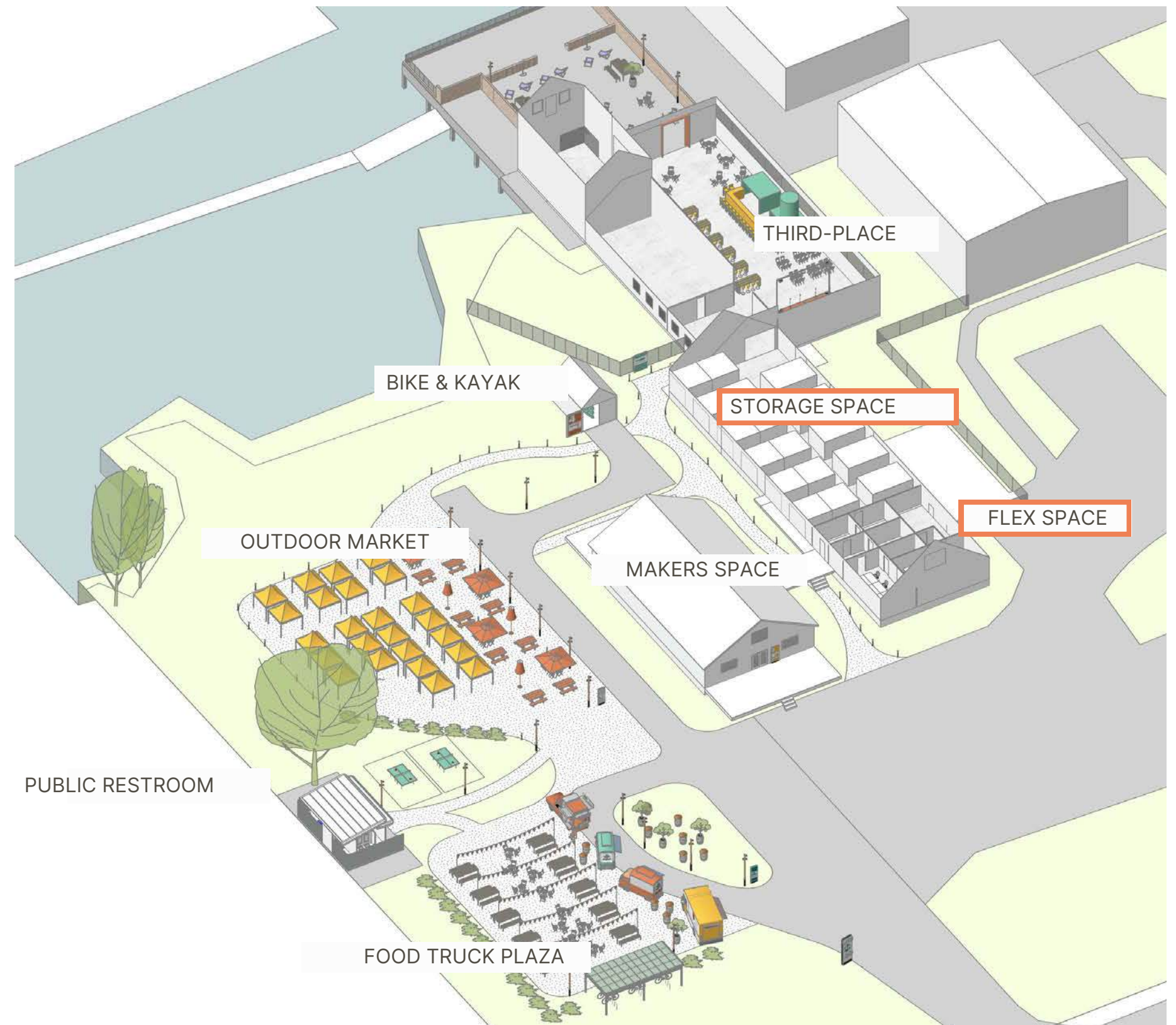
PHASE III | FACILITIES UPDATES

PROJECTS:

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

UTILITIES

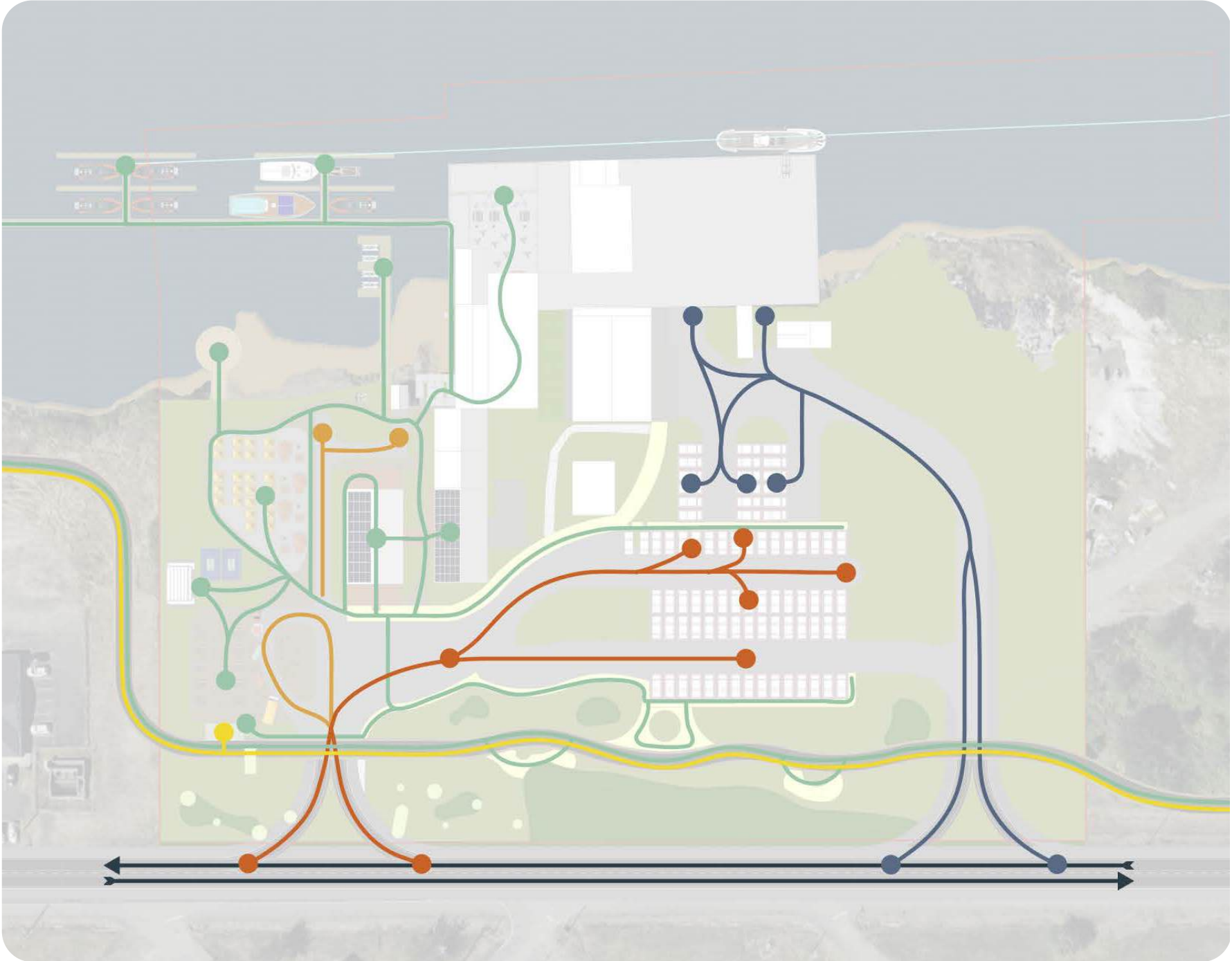
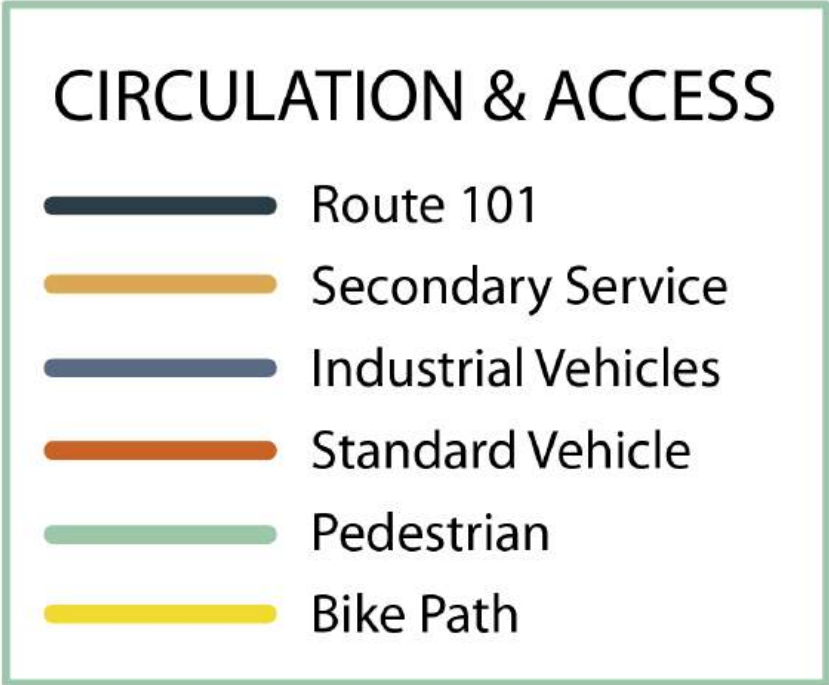
- EV Charging Stations: \$62,000
 - 2 stations



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



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 *

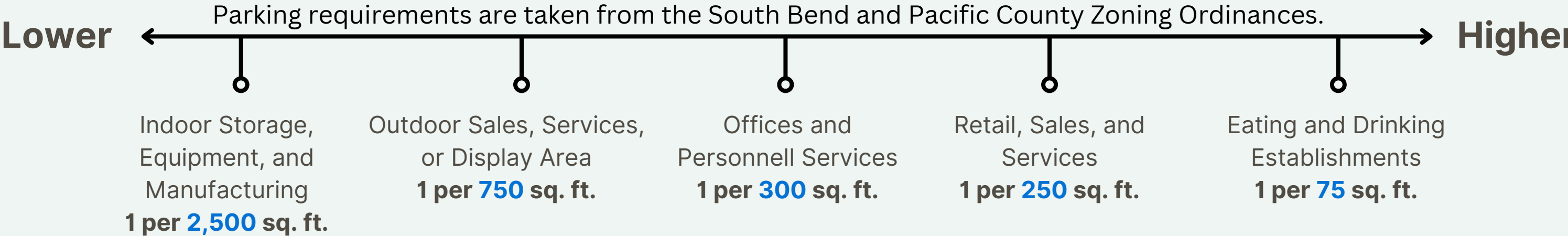
In addition to **242 spaces
needed for Phase I and II
tenants*

600

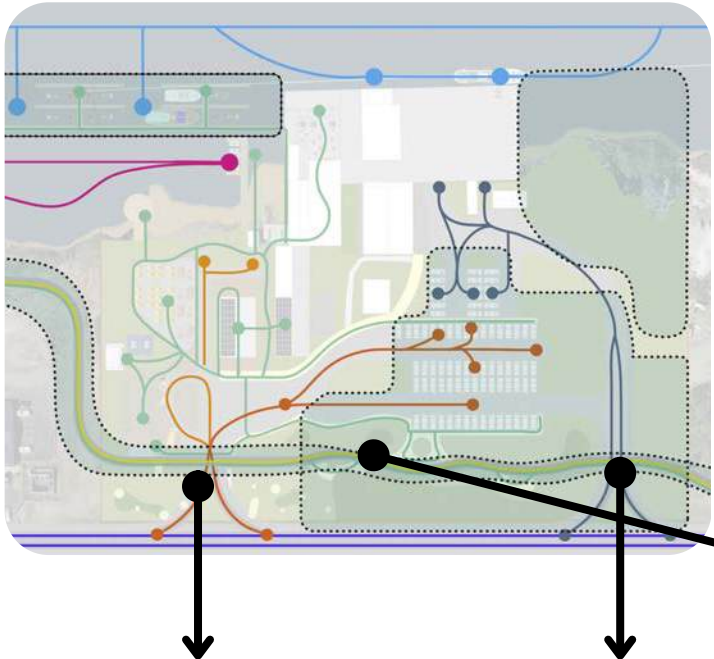
SQ. FT. GROSS
PARKING NEEDED **

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

Parking Requirement per Square Foot by Tenant Type

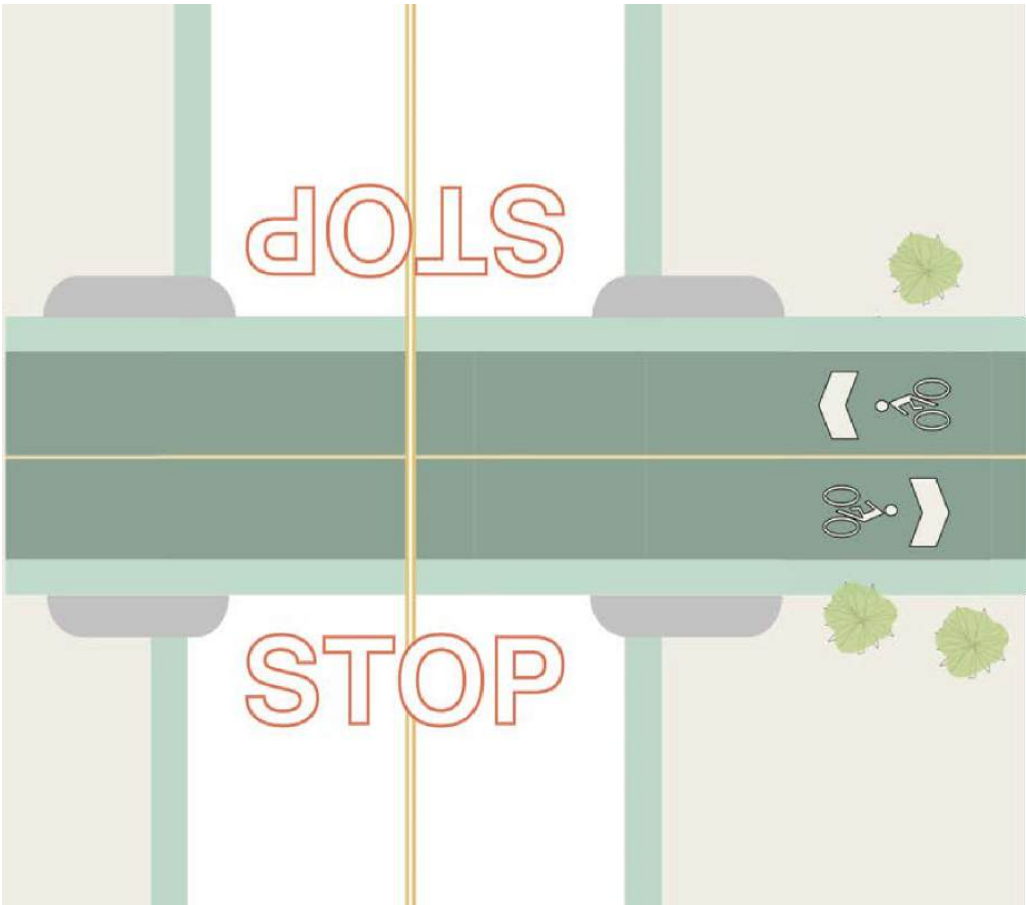


PHASE III | CIRCULATION UPDATES

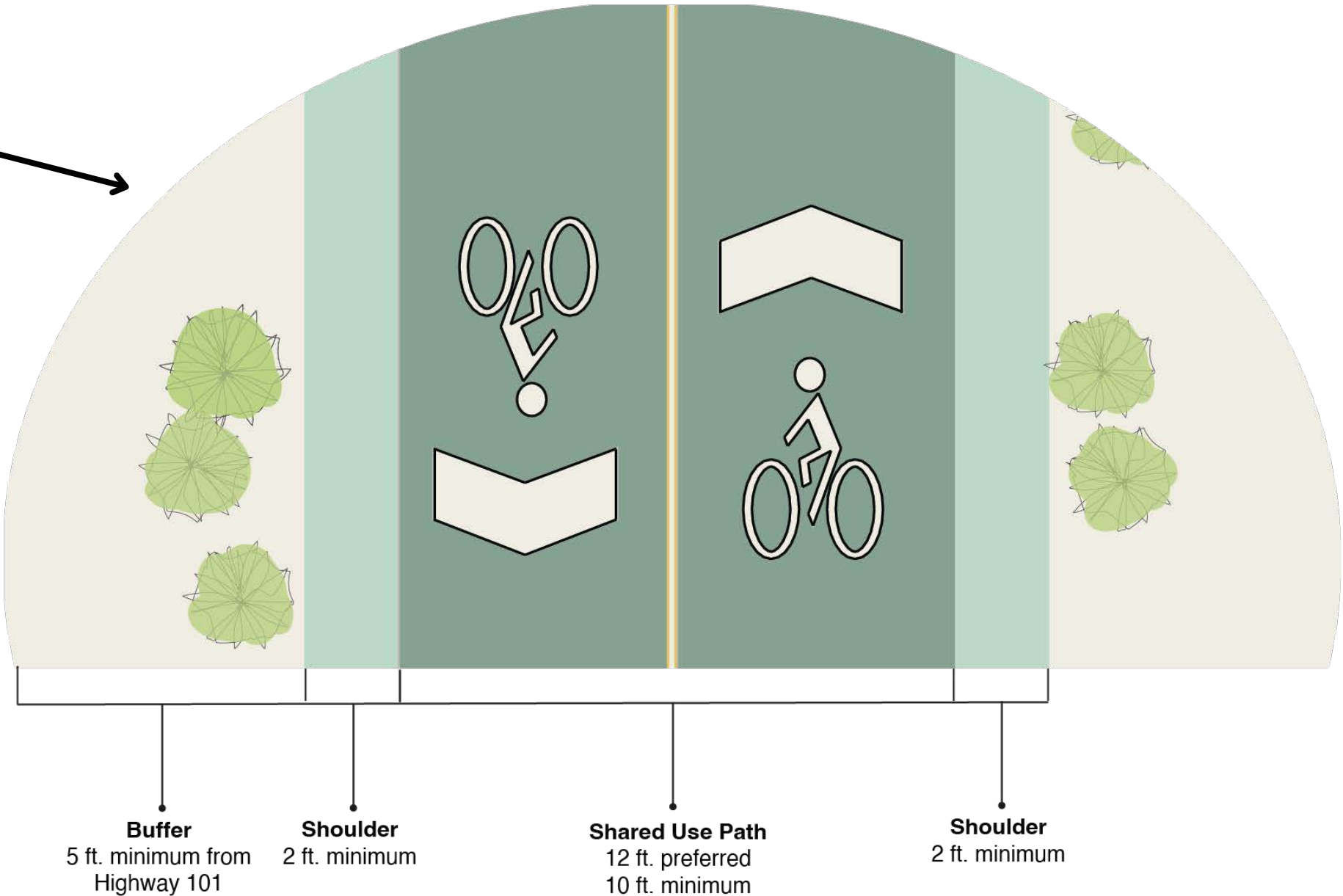


To ensure the safety of cyclists, special design consideration should be given to the points of intersection between the bicycle and vehicle circulation. Leading up to each intersection, the bicycle path should rise by a **3% grade to increase cyclists' visibility to drivers**, and then plateau across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

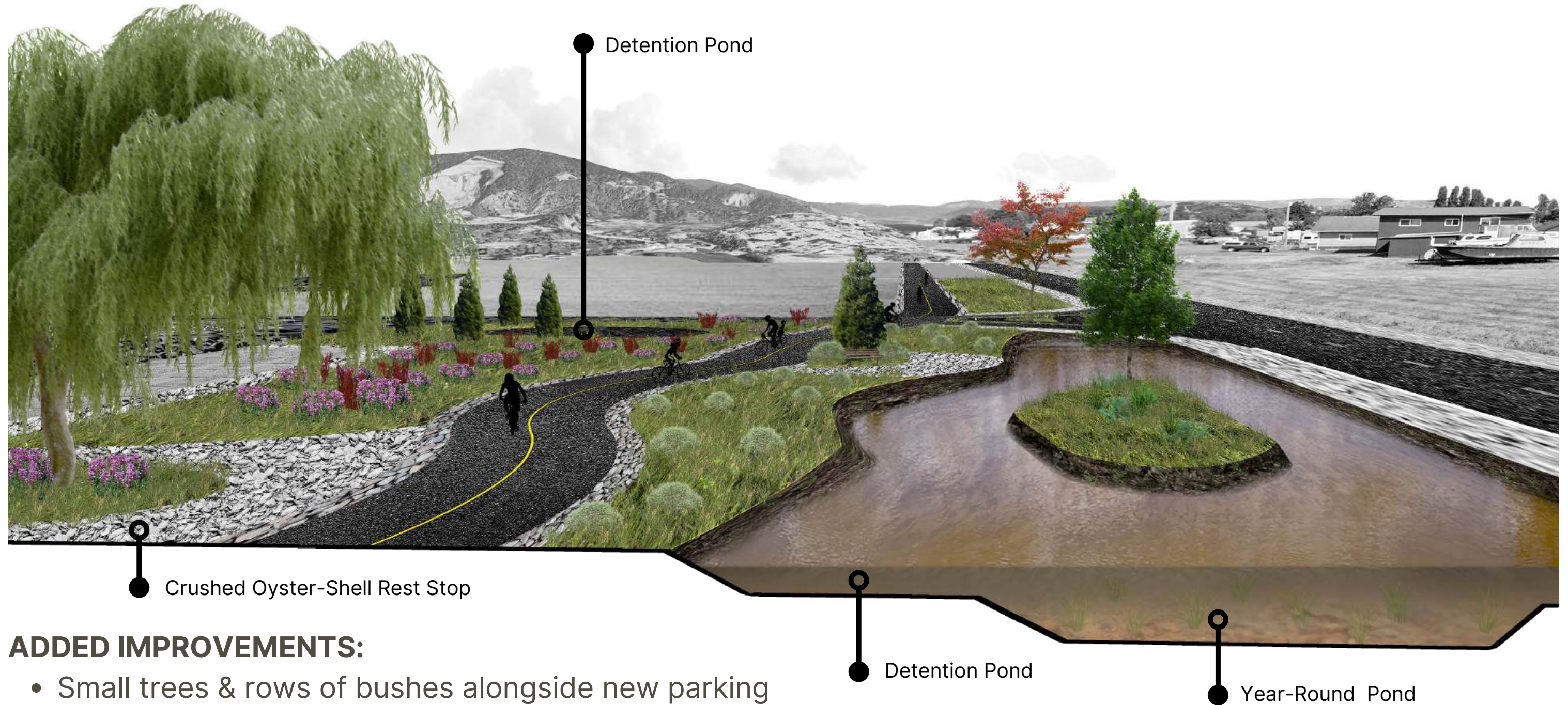
Detail: Bicycle/Vehicle Intersection



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

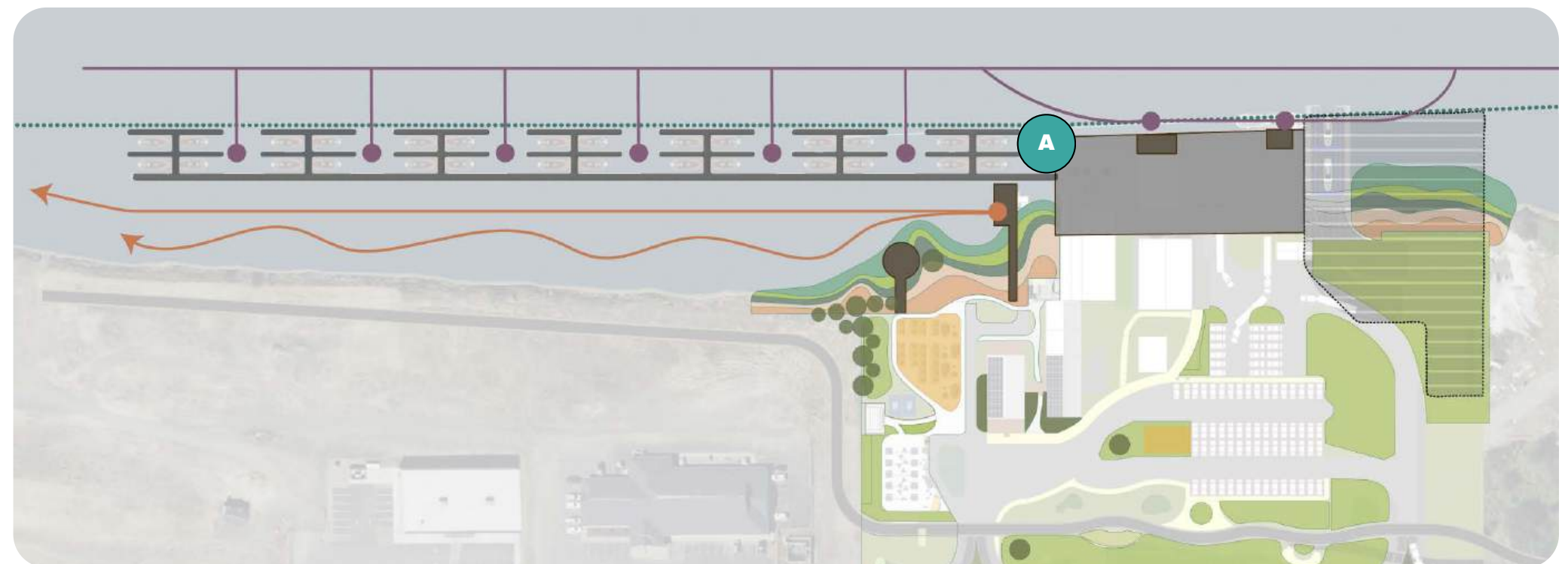
- Trees: \$5,000
- Bushes: \$5,000
- Grasses: \$3,000

PHASE III | SHORELINE UPDATES

OVERVIEW

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

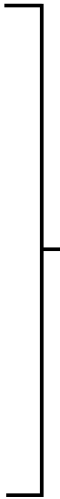
Capital Cost Estimate: \$270,000



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

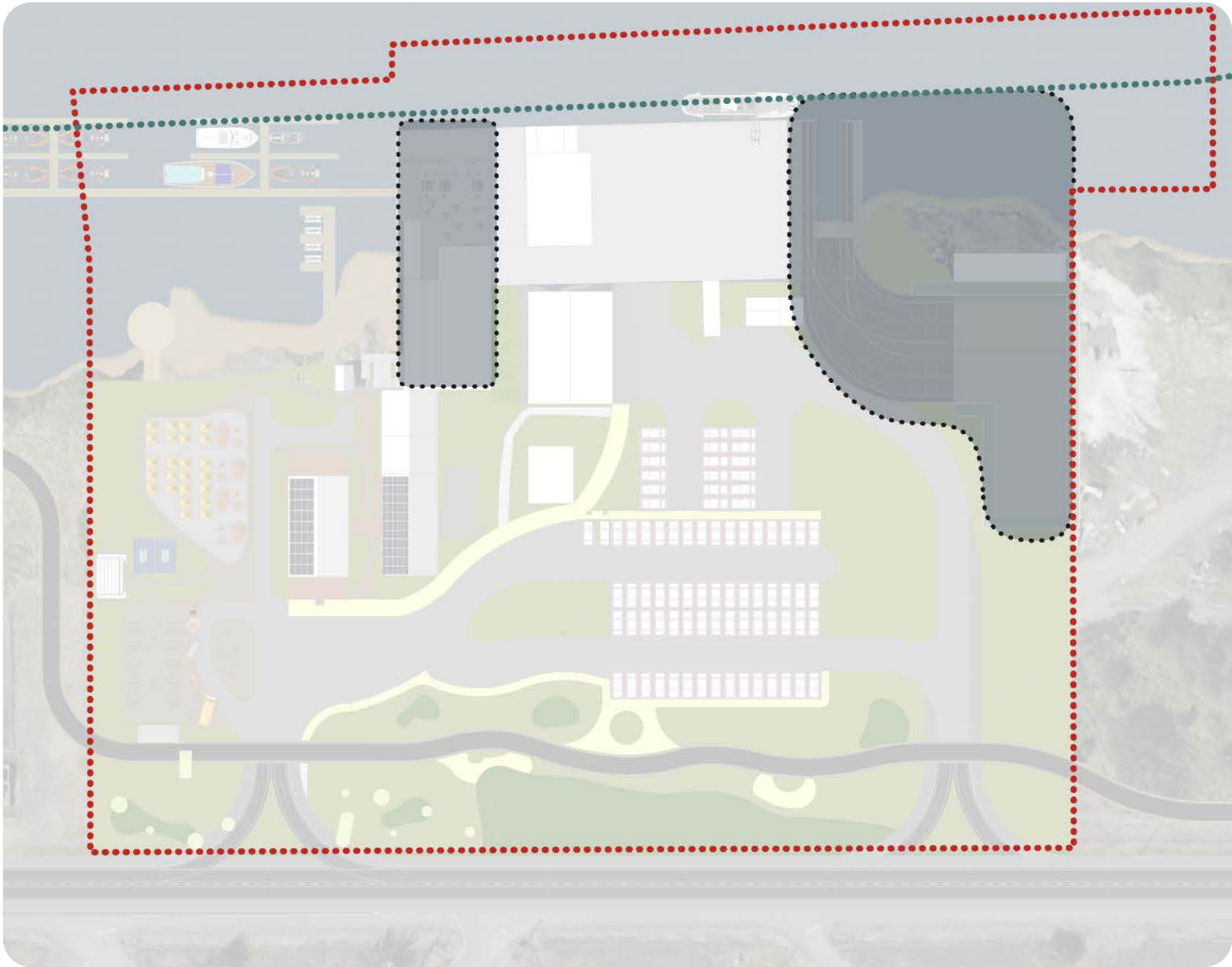
- Shoreline-Related Improvements
- Boat Yard Construction
- Waterfront Restaurant
- Gallery

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

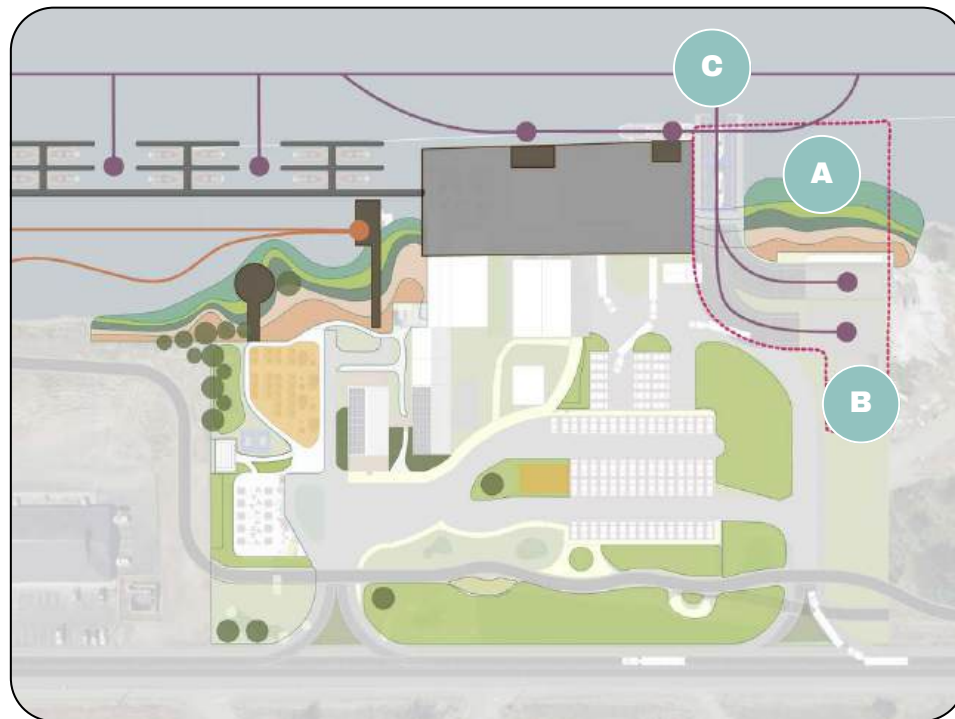


PHASE IV | SHORELINE UPDATES

OVERVIEW

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

Capital Cost Estimate: \$446,500

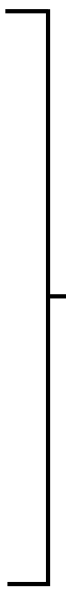


PHASE IV | PERMIT UPDATES

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

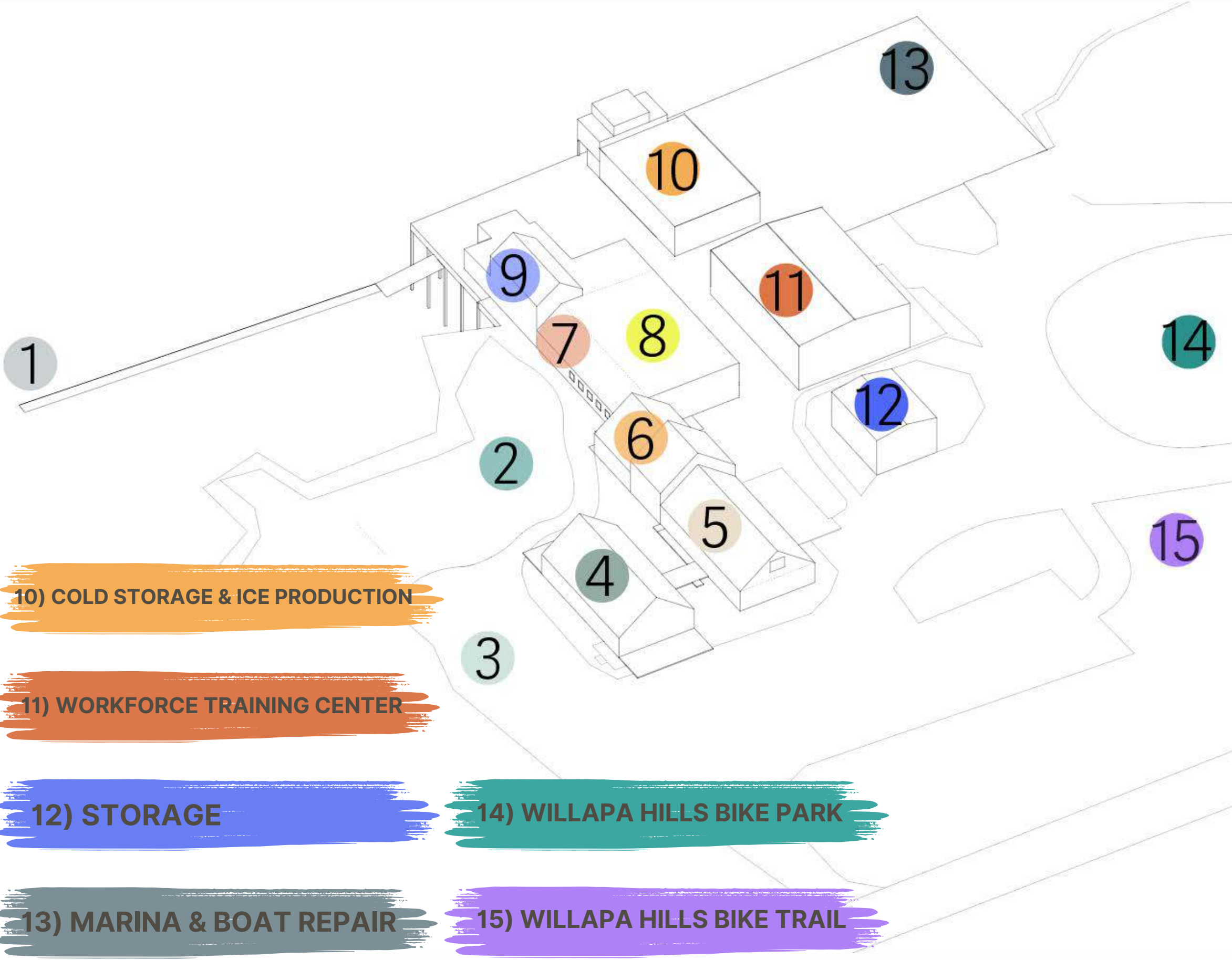
5) MAKERS SPACE & TOOL LIBRARY

6) OFFICES & MEETING SPACE

7) GALLERY & EVENT SPACE

8) COMMERCIAL KITCHEN

9) RESTAURANT & EVENT SPACE



10) COLD STORAGE & ICE PRODUCTION

11) WORKFORCE TRAINING CENTER

12) STORAGE

13) MARINA & BOAT REPAIR

14) WILLAPA HILLS BIKE PARK

15) WILLAPA HILLS BIKE TRAIL

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?

