

Bendiksen Landing Master Plan Final Presentation

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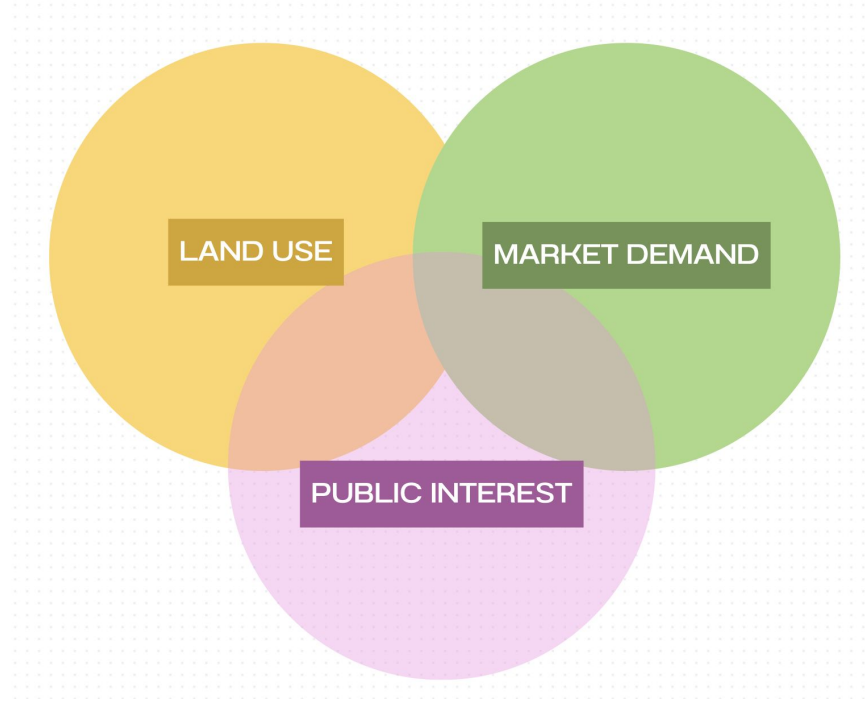
URBAN 407: Max Brooke, Peter Kelleher, Max Merchand, Aidan McQuade, Kiran Verma



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Three Main Considerations

- Our Goal: To create a vision for the in-water and uplands development of Bendiksen Landing and its adjacent parcels.



Market Demand

- According to client and community engagement, there is a need for educational opportunities within the maritime industries
- New technological advancements warrant educational training
- Educational opportunities create a new market for other community interests
- Focused on educational research during Winter Quarter



MERTS Campus, Clatsop
Community College

Public Interest

Ideas presented to us by the client:

- Residential
- Mixed-Use Retail
- Industrial Facilities
- Educational Campus
- Boatyard
- Recreation



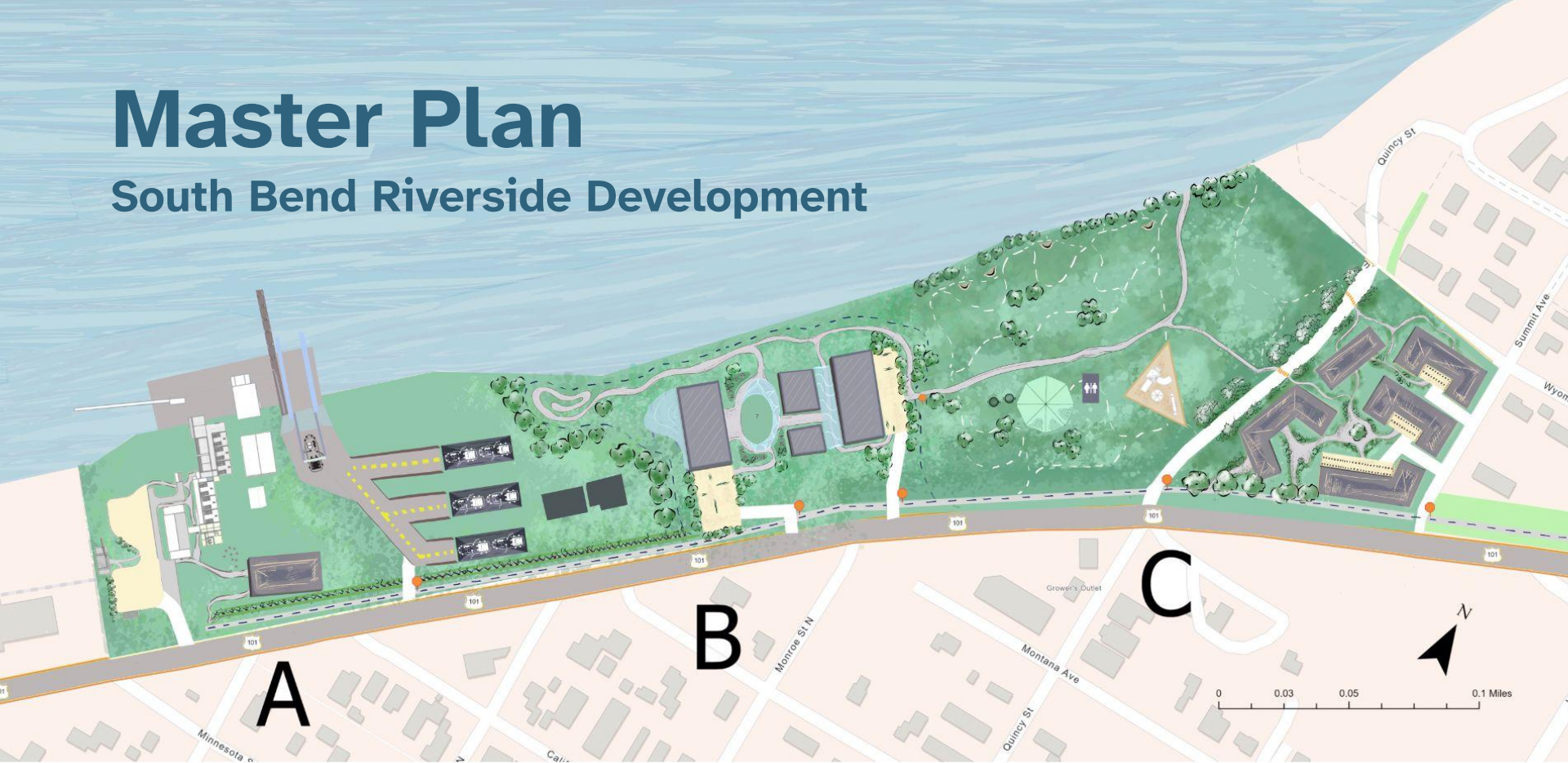
Land Use





Master Plan

South Bend Riverside Development



Scale: 1:1,730

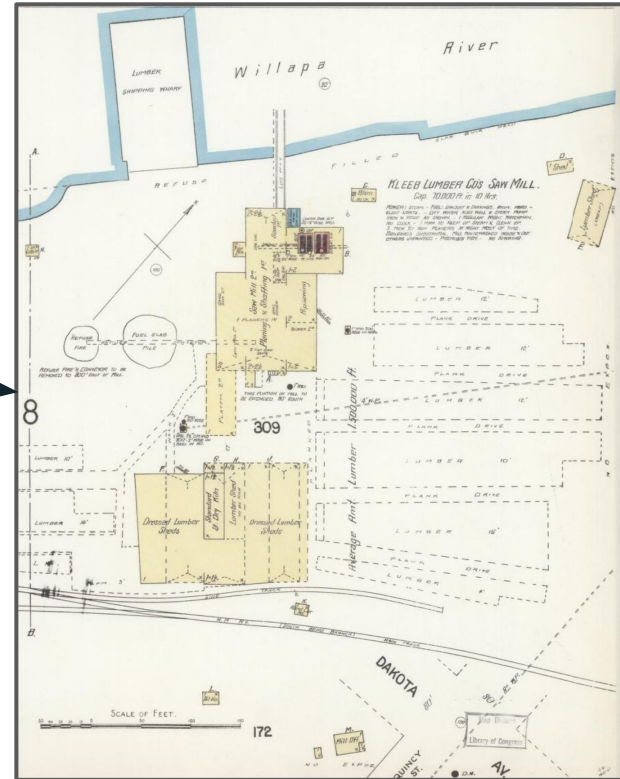
Historic Context

Industrial uses shown on Sanborn Maps 1901-1929: lumber, planing, and shingle



Parcels 306-309 correspond to parcels A, B, & C. Sanborn Map, 1901, page 1

Parcel C



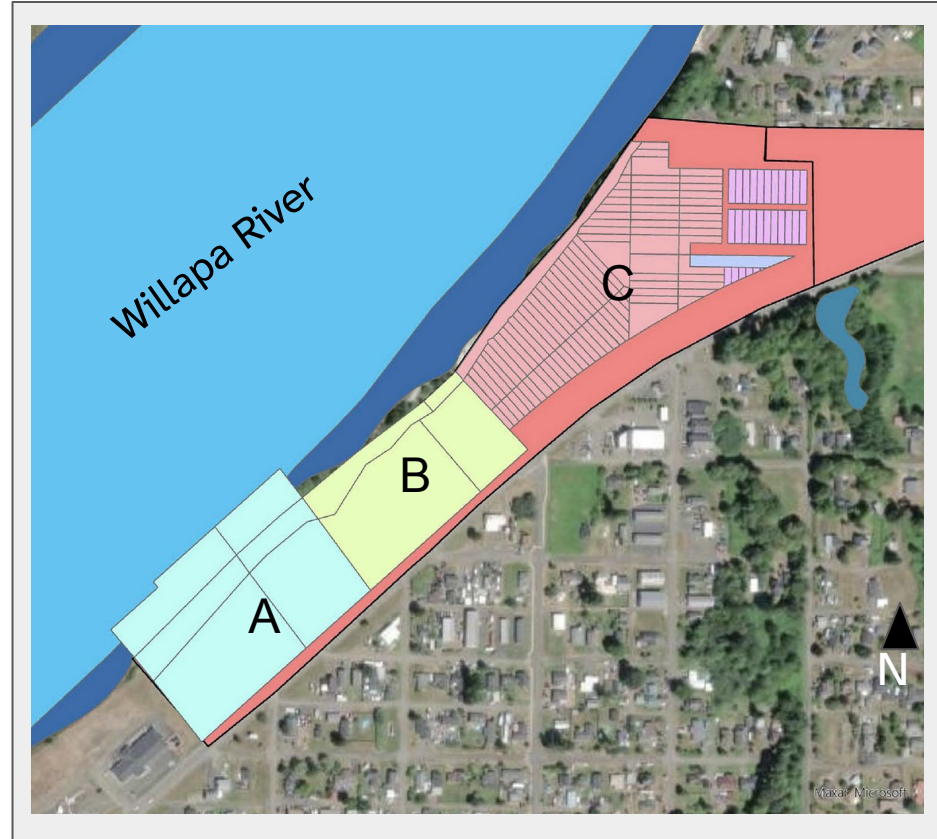
Close up view of Parcel C. Sanborn Map, 1901, page 8

Current Land Use and Zoning

Permitted Uses:

- Residential
- Commercial mixed-use
- Educational campus
- Boatyard
- Recreation

**90% Buildable Area
(21 Acres)**



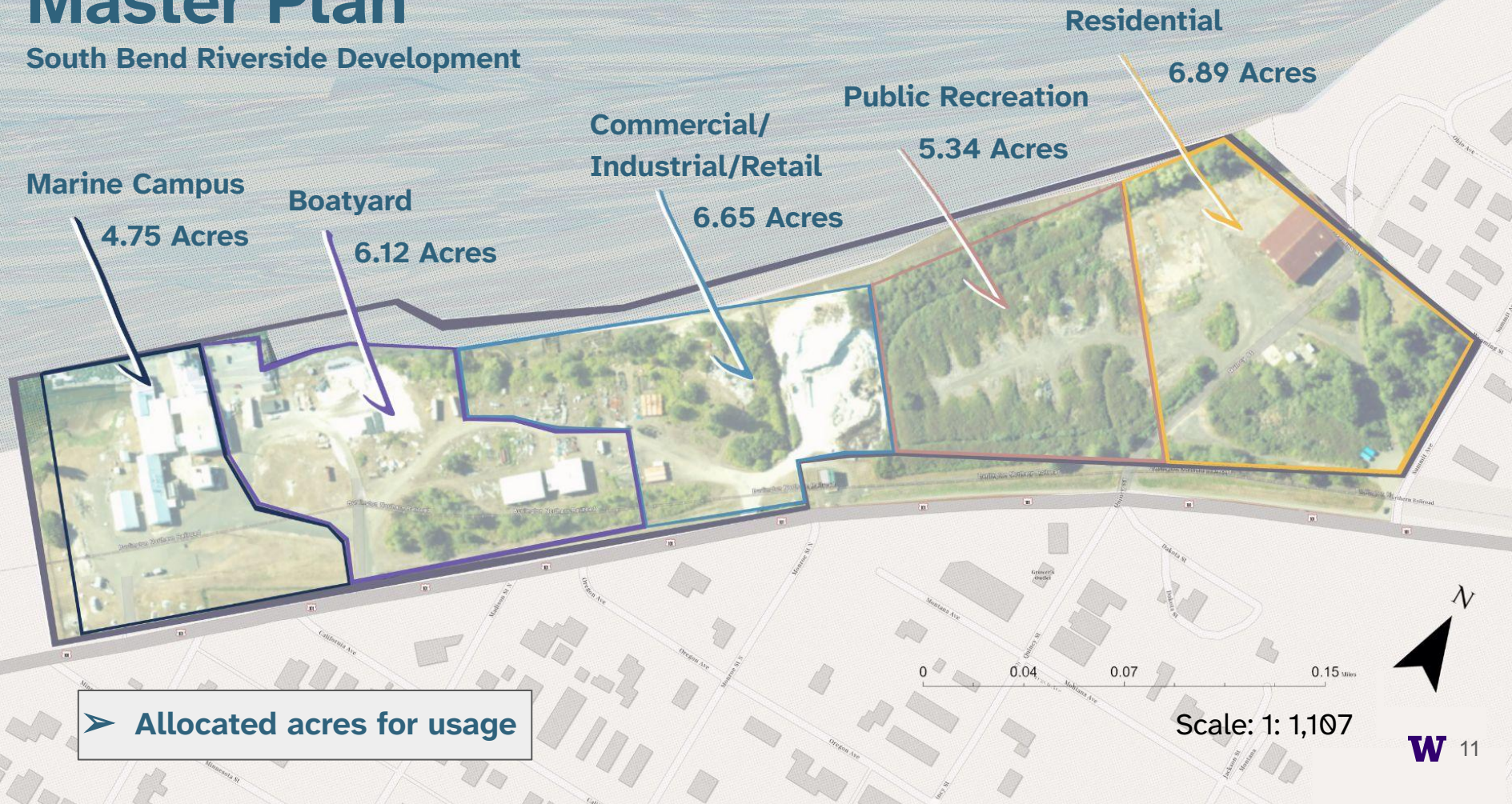
Master Plan

South Bend Riverside Development



Master Plan

South Bend Riverside Development



➤ Allocated acres for usage

Scale: 1: 1,107

Utilities

- **Calculated electricity, water, and sewerage estimated usage**
 - No natural gas providers
 - Overall consumption of the site (all parcels)
 - Find more details in final report
- **Easements**
 - Exist for right of way, drainage, and access
- **Identified existing utilities infrastructure**

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Estimated Electricity Demand*	
Parcels	Kilowatt-hour (kWh) per year
A	929,975
B	857,167
C	517,558
Estimated Water Demand*	
Parcels	Gallons (g) per year
A	1,337,725
B	649,700
C	2,277,746
Estimated Sewerage Demand*	
Parcels	Gallons (g) per year
A	1,203,953
B	584,730
C	2,049,971

* Assuming the parcel is fully developed to its maximum capacity

Legend



Pump Station

Six Inch Sewerage Pipe

Eight Inch Sewerage
Pipe

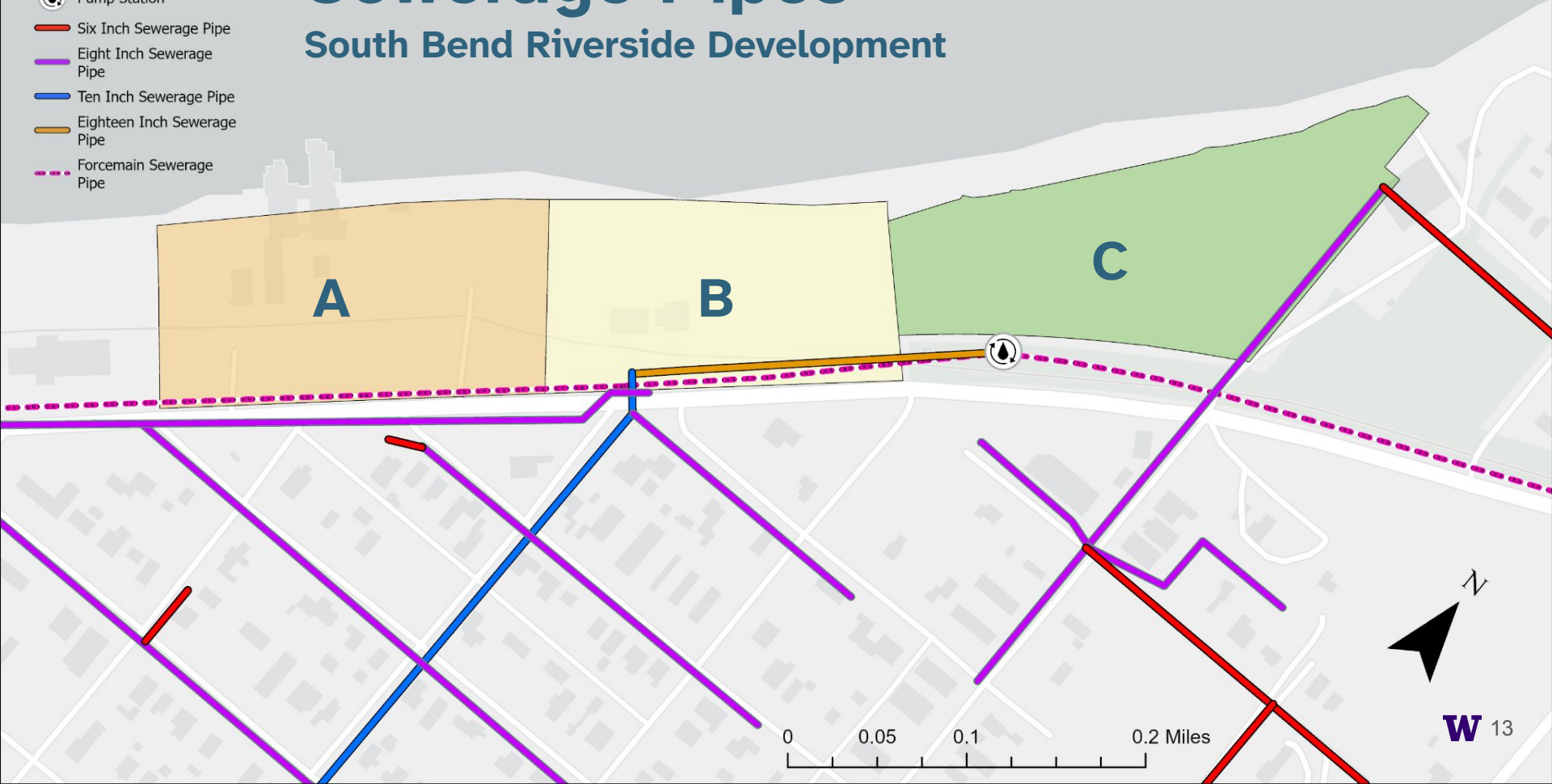
Ten Inch Sewerage Pipe

Eighteen Inch Sewerage
Pipe

Forcemain Sewerage
Pipe

Sewerage Pipes

South Bend Riverside Development



Legend

- Water Pipes
- Hydrants

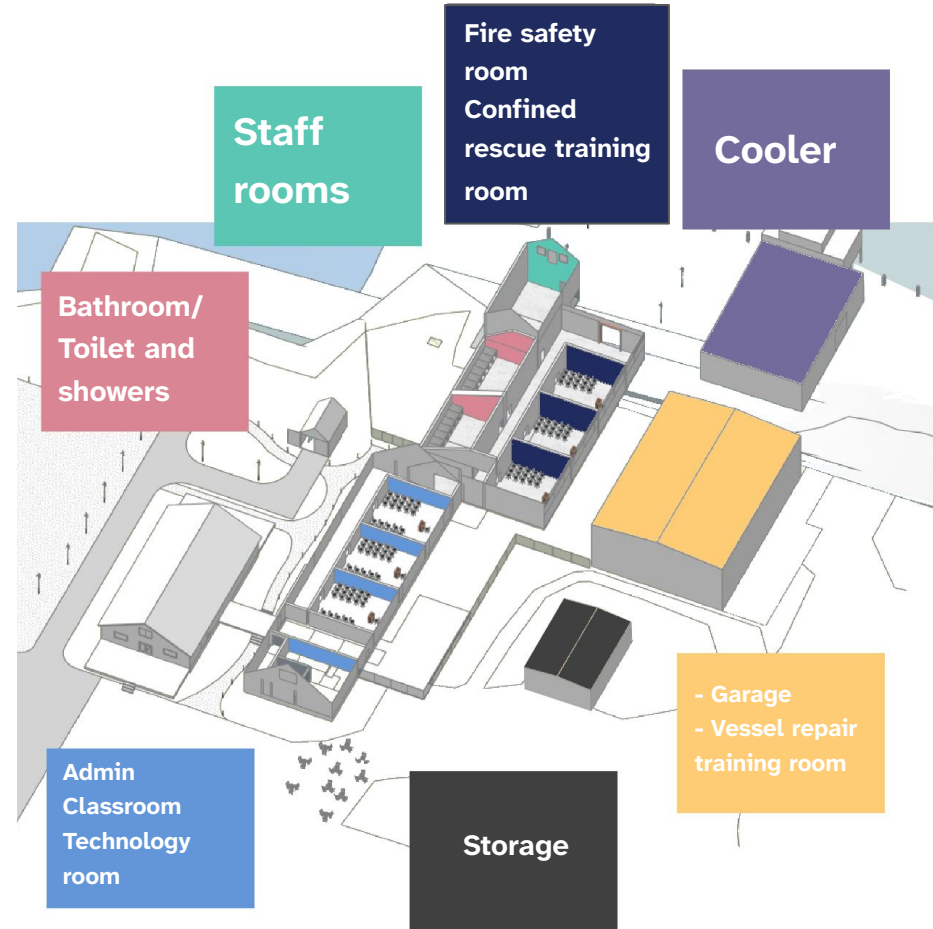
Water Pipes

South Bend Riverside Development



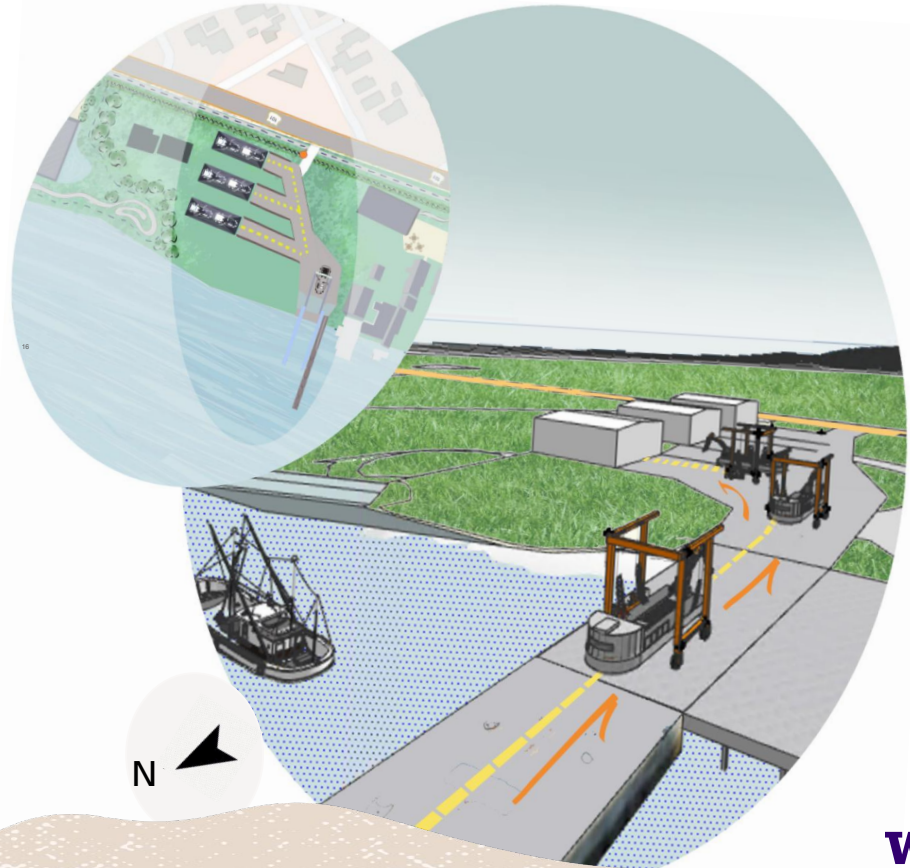
Educational Campus

- Use existing buildings for facilities
 - Educational buildings: 23,978 square feet
 - Storage: 1,424 square feet
 - Dormitory: 10,671 square feet
- Facilities include:
 - Classrooms
 - Tech room/computer lab
 - Bathrooms and shower area
 - Staff rooms
 - Confined space fire and rescue safety room
 - Garage
 - Boat building and repair training
 - Spray cleaning area
 - Storage area



Boatyard: Project Overview

- Travel Lift haul-out facility
- Store up to 6 boats
- Location for longer (multiple week) repairs:
 - Propulsion replacement/repairs
 - Engine work
 - Electrical rewiring
 - Large painting projects
- Self-work repair model
- Flexible pricing model
 - Weekly and monthly rates
 - Daily rate after a given time e.g., month



Boatyard: SWOT Analysis

Strengths

- Location - saves on time/cost and risk of Columbia River

Weaknesses

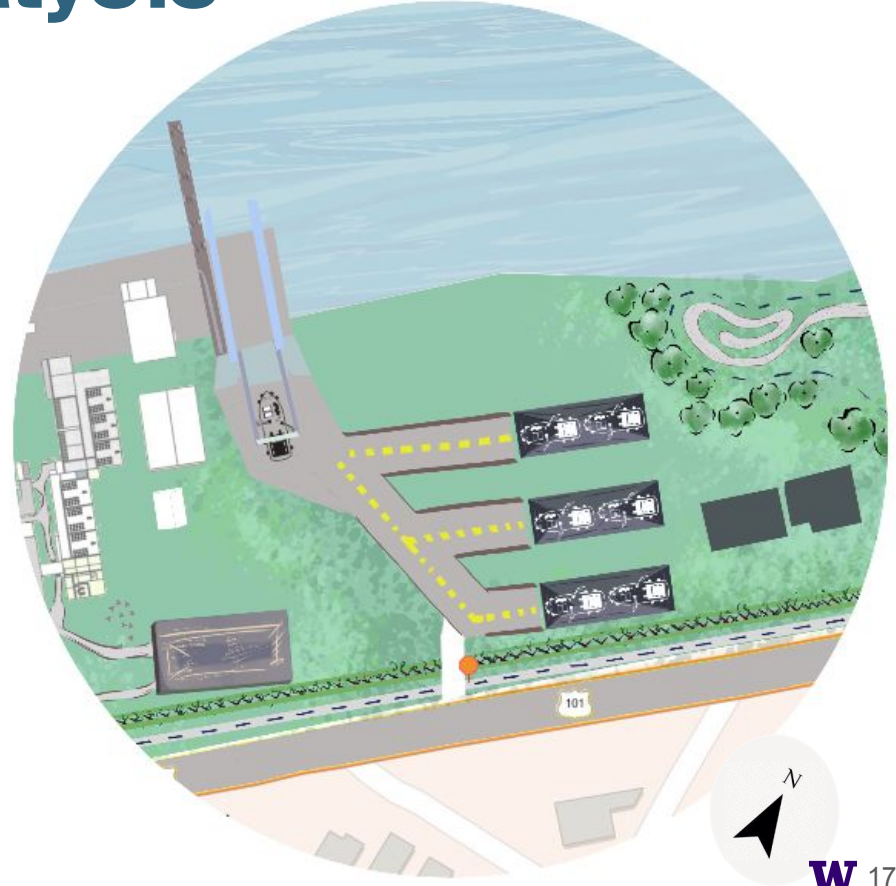
- Expense - travel lift cost alone is ~ \$1.45 M

Opportunities

- Self-work model may draw further economic development
- Convenient access to educational facility for repair training

Threats

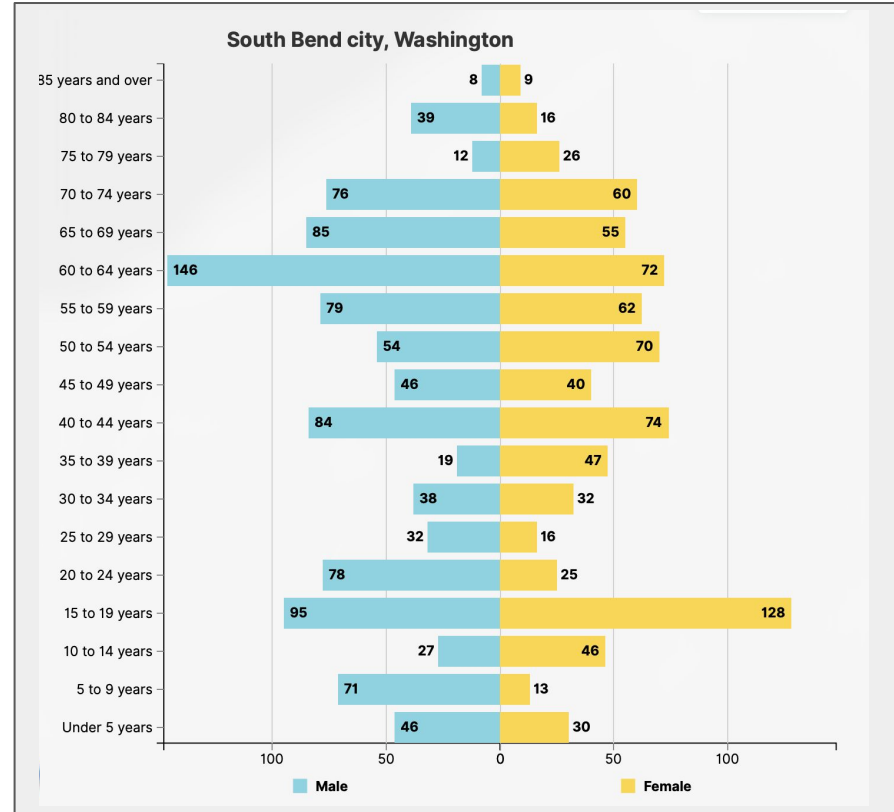
- Established nearby boatyards - does the South Bend area have or will be able to draw the specialist technicians?



Market Research: Commercial, Industrial, Retail Sectors

➤ South Bend WA (2023 Census Data):

- Population: 1,746
- Median Age: 45.5 (WA: 38.6)
- Median Household Income: \$43,333 (WA: \$94,605)
 - \$16,898 median income for nonfamily households
- Traffic Data: 7,000-8,000 AADT



Commercial, Industrial, Retail: SWOT Analysis

Strengths

- Waterfront in former industrial land location and Willapa Hills State Park Trail

Weaknesses

- Currently low traffic volumes
- Decline in local market activity
- Low area median income (\$43,333)
- Limited access to educational opportunities

Opportunities

- New educational facilities, housing could create demand for greater retail uses
- Proximity to boatyard could provide market for a new marine storage facility

Threats

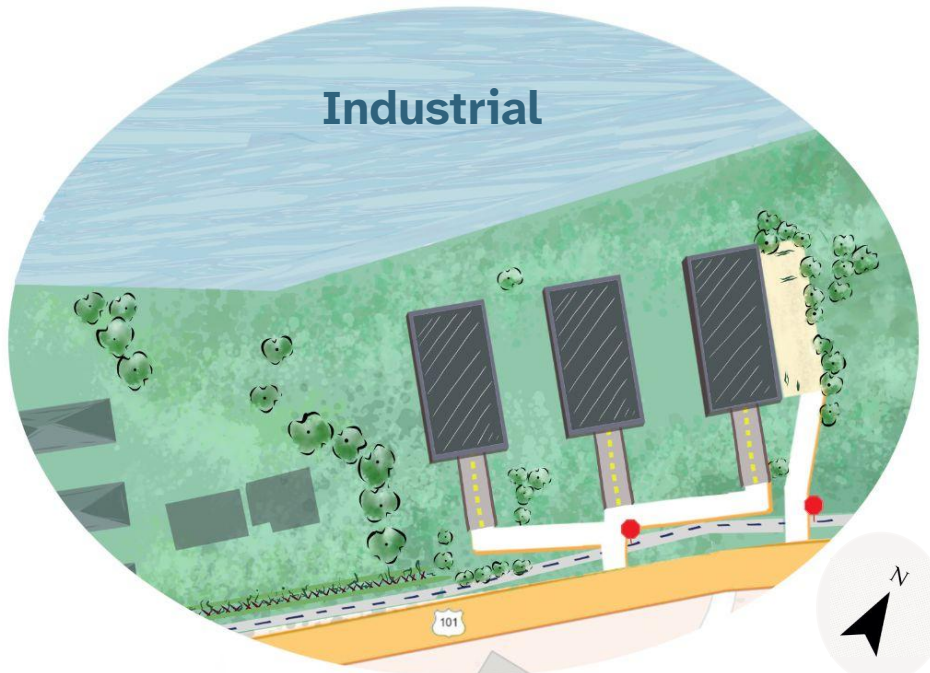
- Low population growth could weaken long term commercial demand
- Uncertainty in local job market could contribute to population relocation

Commercial/Industrial/Retail Plan

Commercial/ Retail



Industrial



Legend:

Industrial storage

Outlet buildings

Parking



Paved path

Bike path

Onsite Road



Seating

Green wall

Clear covered shelter



Stop Sign

Trees

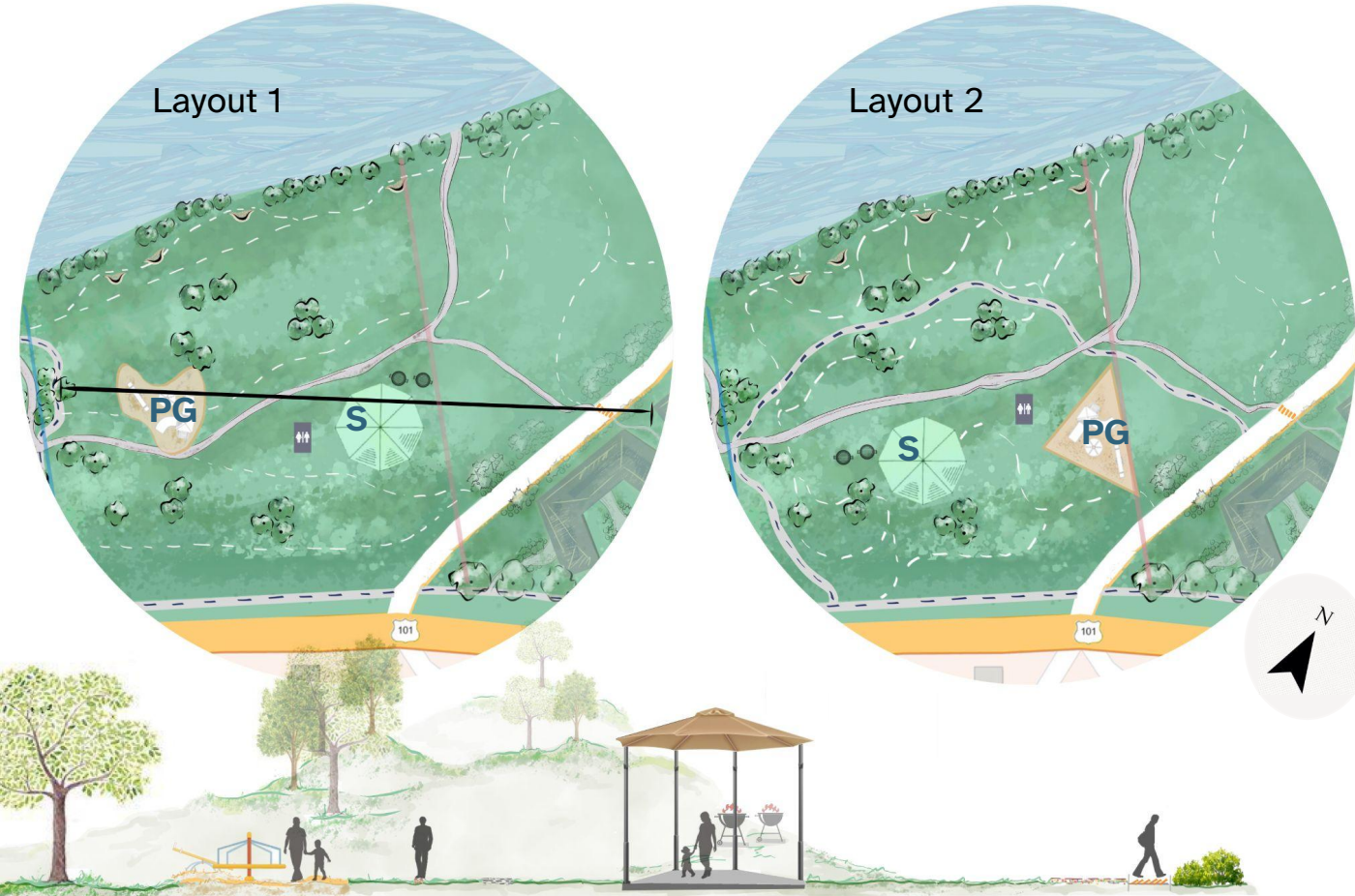
Bushes



Public Recreation Plan

Funding

WA Wildlife and
Recreation Program
LIFT Program
Land and Water
Conservation Fund



Legend

Playground = PG

Shelter = S

Bathrooms

Paved Trails

Bike Path

Onsite Roads

Grills

Crosswalks

Market Rate Residential

Density Proposal

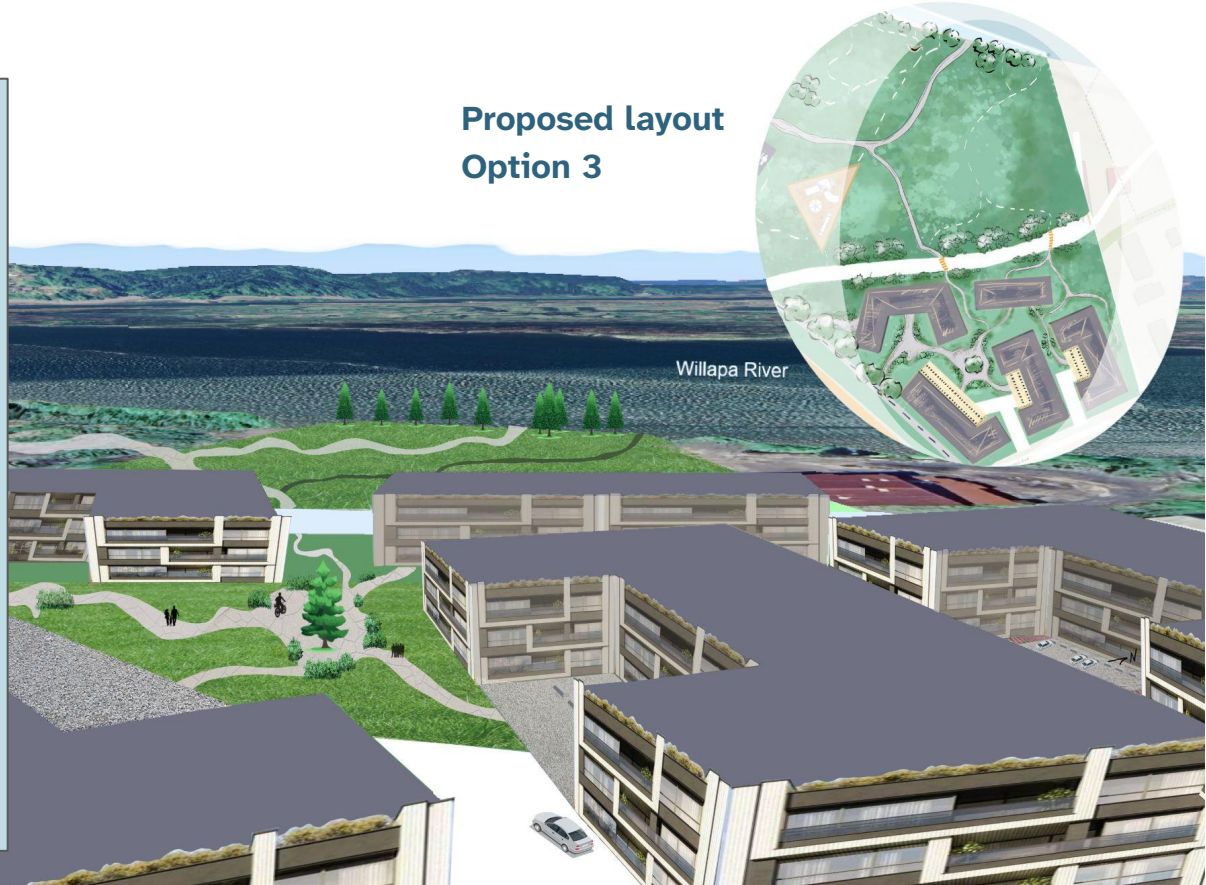
- 100 du total
- 5 pods with 20 du each

Phasing Plan

- 20 year absorption rate

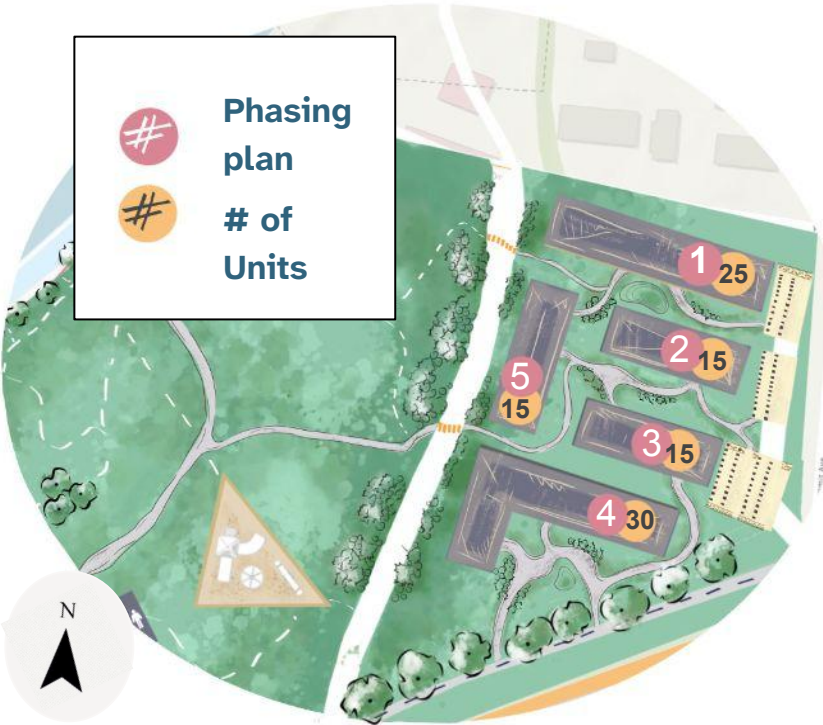
1 pod build/5 years

Proposed layout
Option 3



Market Rate Residential Phasing Plan

Proposed layout
Option 1



Proposed layout
Option 2



Proposed layout
Option 3



Summary

- We represented the assets provided to us by our client
 - a. Housing
 - b. Marine Services Education
 - c. Haul-out Boatyard Service
 - d. Mixed Use Retail
- We are confident about zoning and land use requirements being supportive of this master plan
- Market predictions are to be determined

Recommendations

1. Conduct a feasibility study for each individual concept within the larger site:
 - a. Required due diligence
 - b. Financial modeling
 - c. Community engagement
2. Secure funding for property acquisitions and development of each element of the Master Plan after feasibility is determined

THANK YOU

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