

# Bendixsen Landing Master Plan Final Presentation

June 4, 2025



URBAN 507 Studio

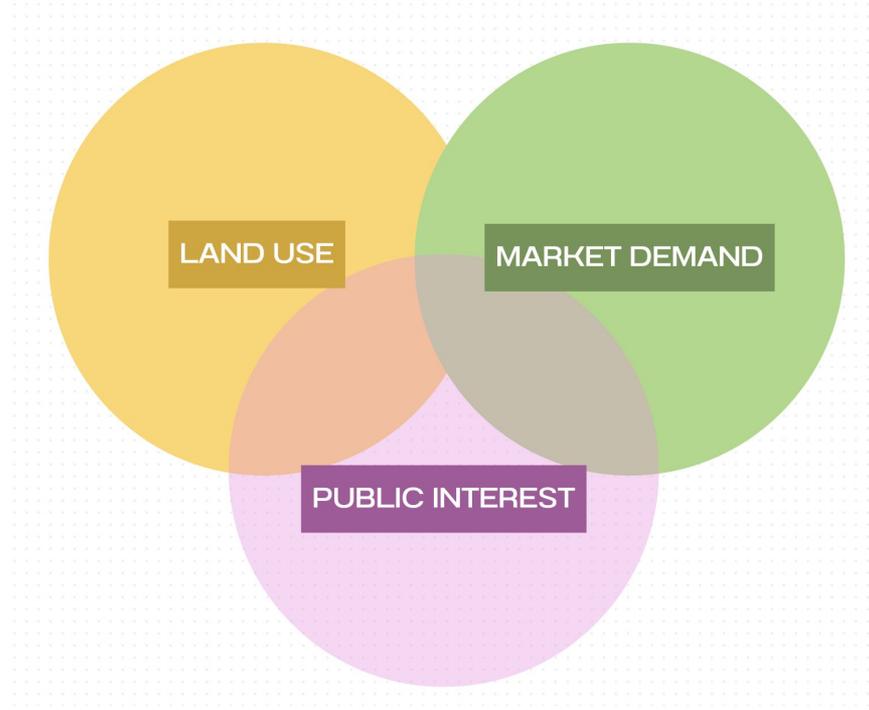
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# Three Main Considerations

➤ 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



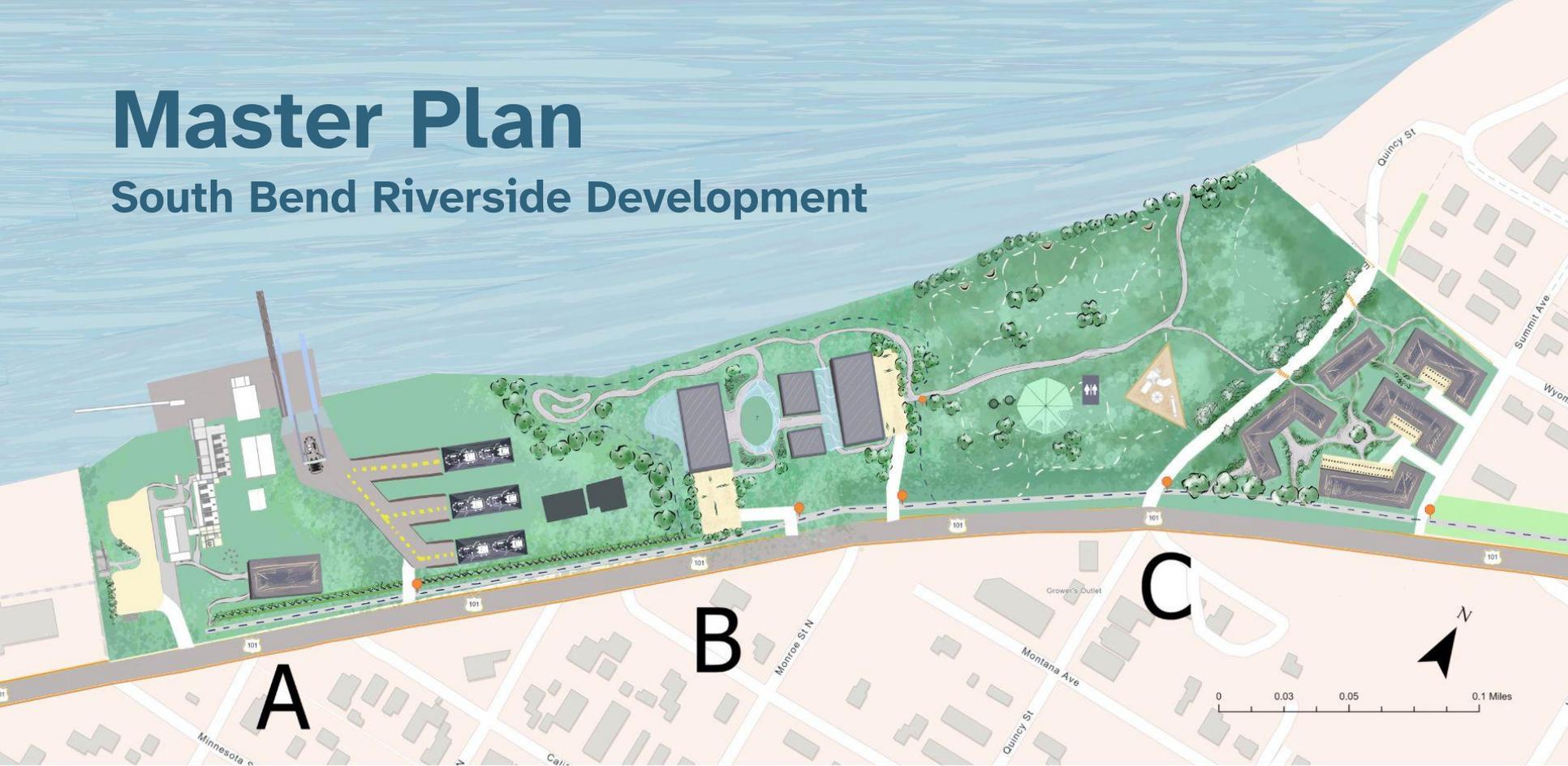
# Land Use





# Master Plan

## South Bend Riverside Development



A

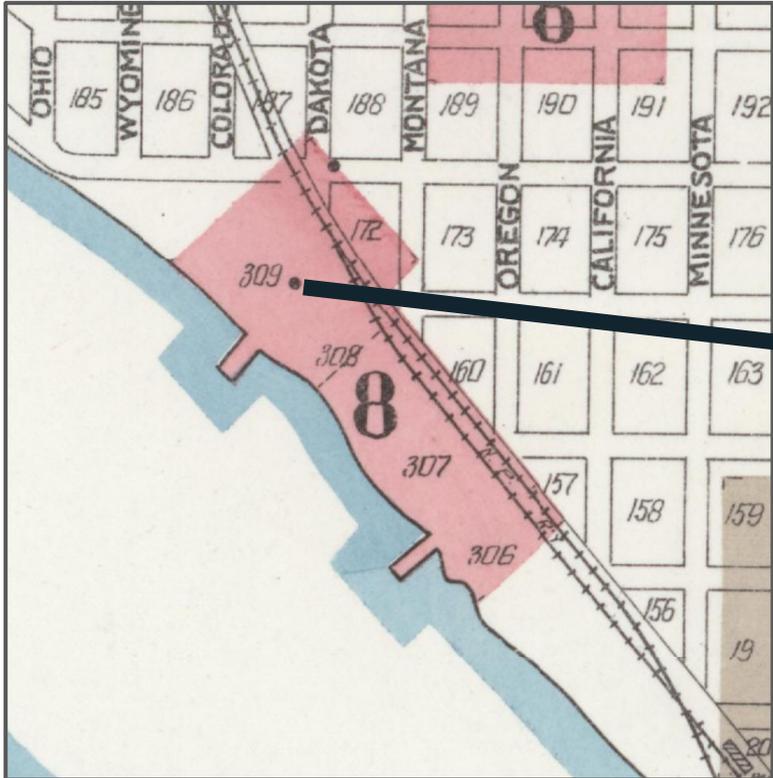
B

C

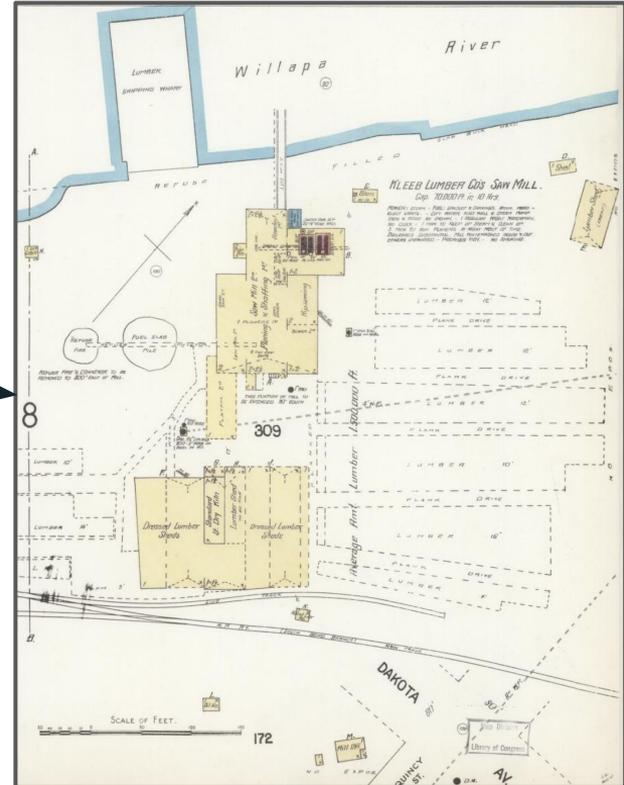
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# Historic Context

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



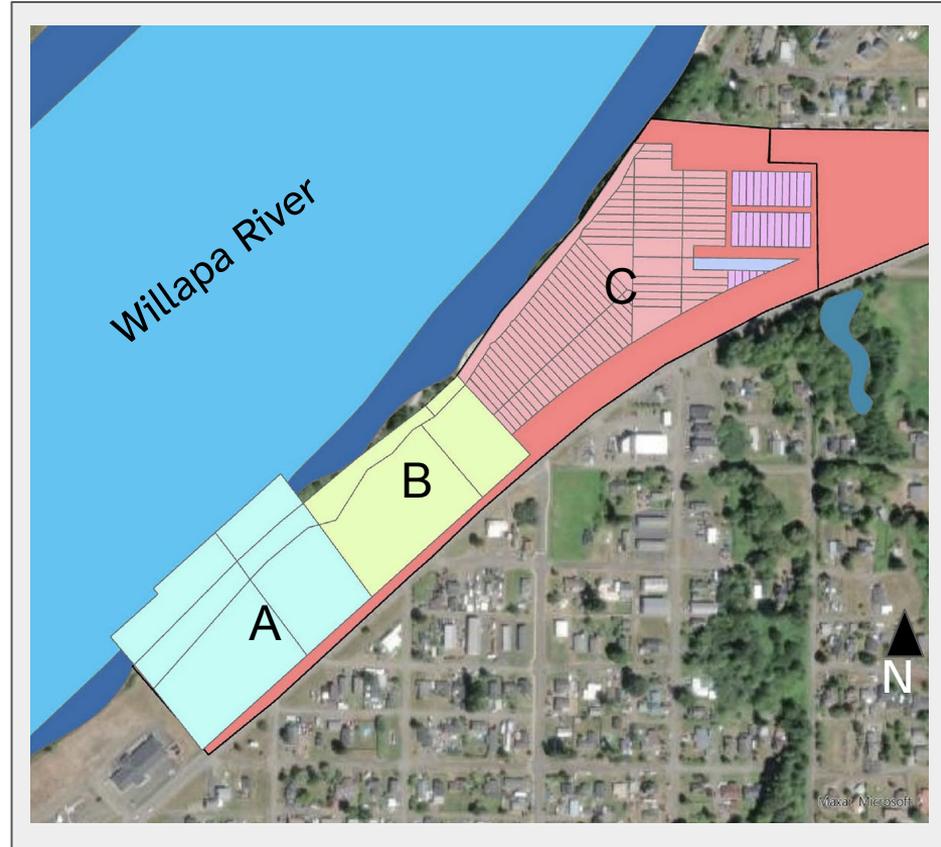
Close up view of Parcel C. Sanborn Map, 1901, page 8

# 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

**Bendiksen Landing**  
8 acres

**Golden Fleece**  
6 acres

**Pacific County**  
10 acres

**A**

**B**

**C**

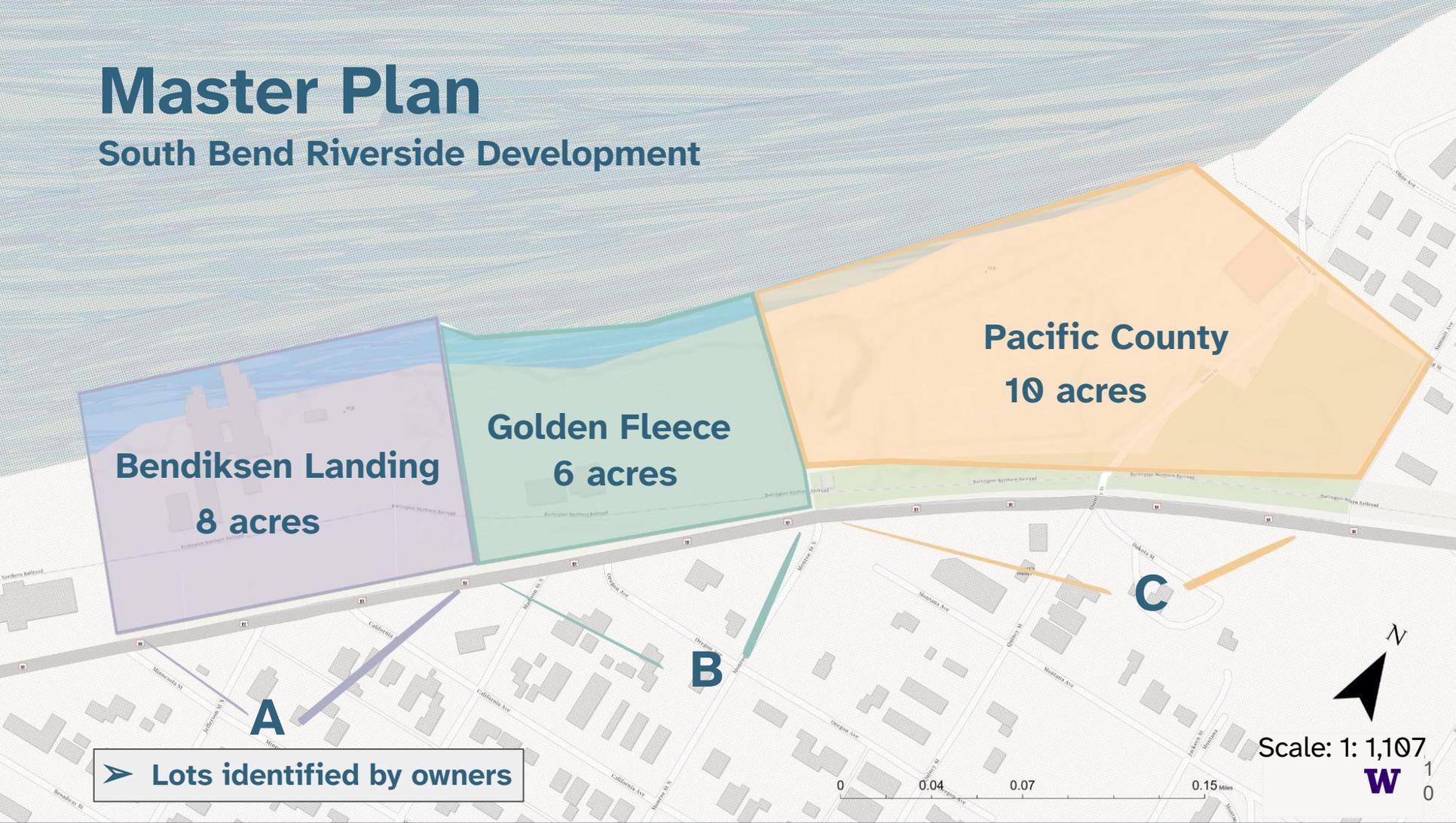
**➤ Lots identified by owners**

0 0.04 0.07 0.15 Miles

Scale: 1: 1,107

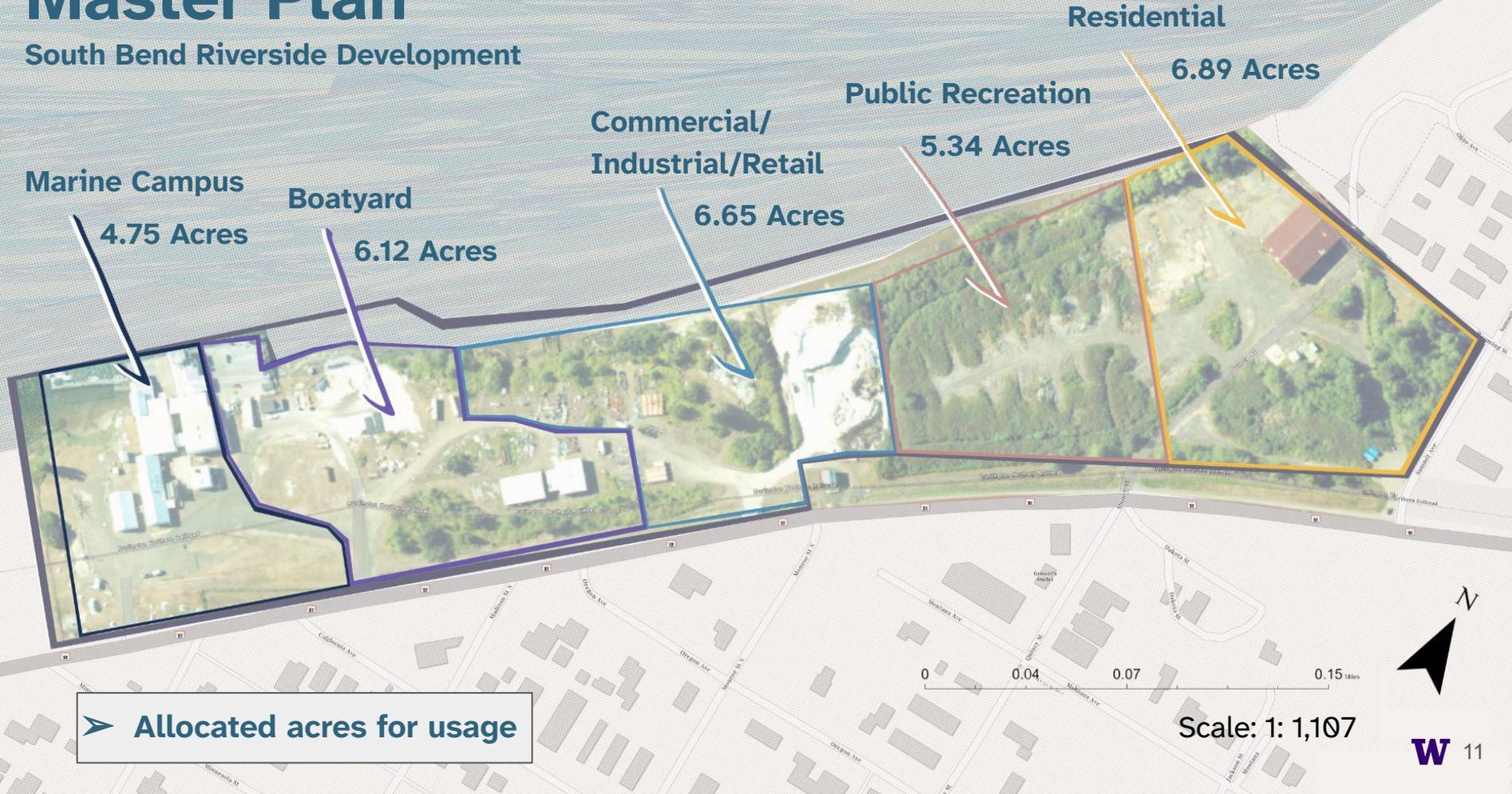
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# Master Plan

## South Bend Riverside Development



➤ Allocated acres for usage

0 0.04 0.07 0.15 miles

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**

<b>Estimated Electricity Demand*</b>	
<b>Parcels</b>	<b>Kilowatt-hour (kWh) per year</b>
A	929,975
B	857,167
C	517,558

<b>Estimated Water Demand*</b>	
<b>Parcels</b>	<b>Gallons (g) per year</b>
A	1,337,725
B	649,700
C	2,277,746

<b>Estimated Sewerage Demand*</b>	
<b>Parcels</b>	<b>Gallons (g) per year</b>
A	1,203,953
B	584,730
C	2,049,971

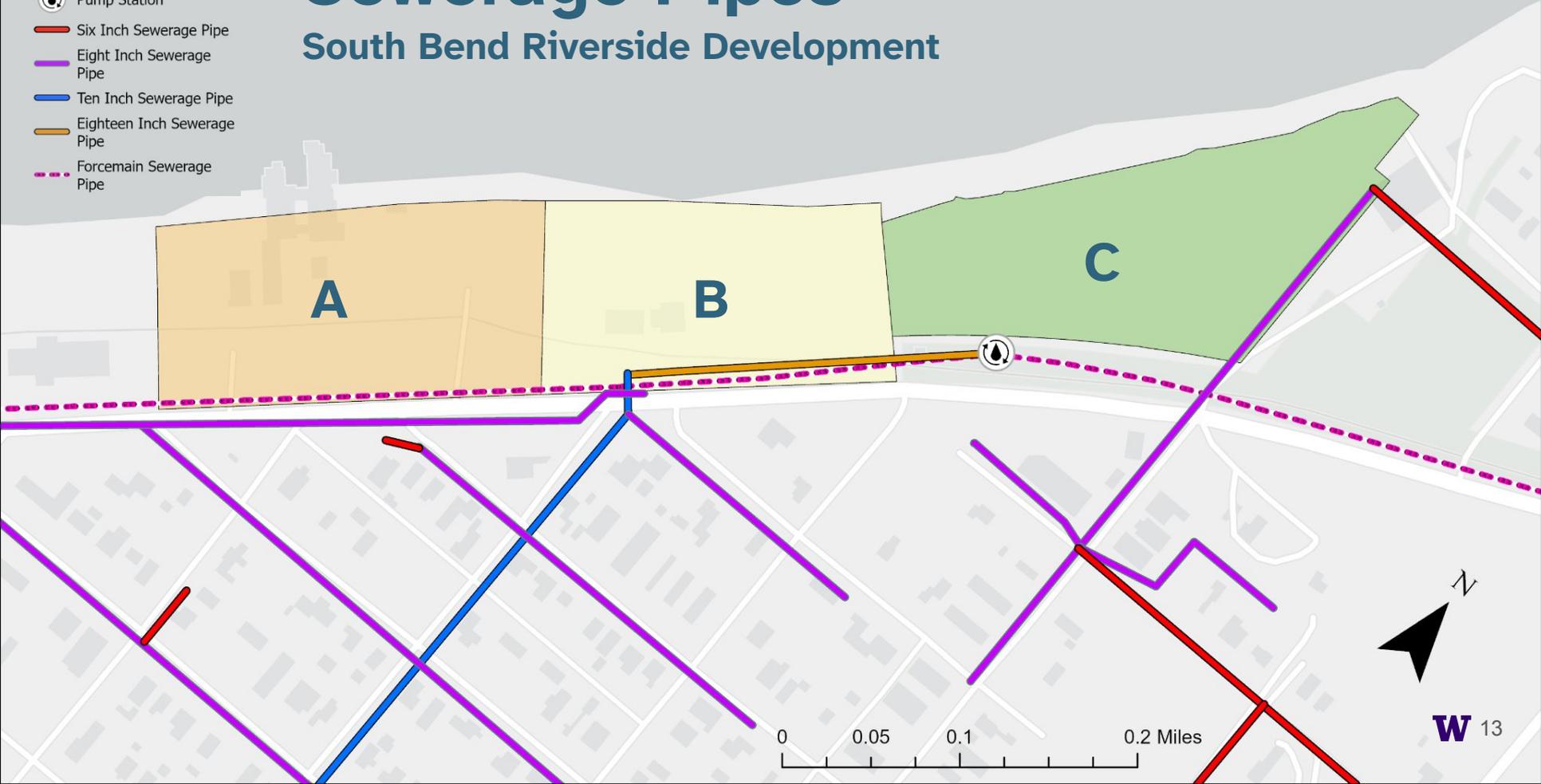
\* Assuming the parcel is fully developed to its maximum capacity

## 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



0 0.05 0.1 0.2 Miles

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## Legend

- Water Pipes
- Hydrants

# Water Pipes

## South Bend Riverside Development



0 0.05 0.1 0.2 Miles



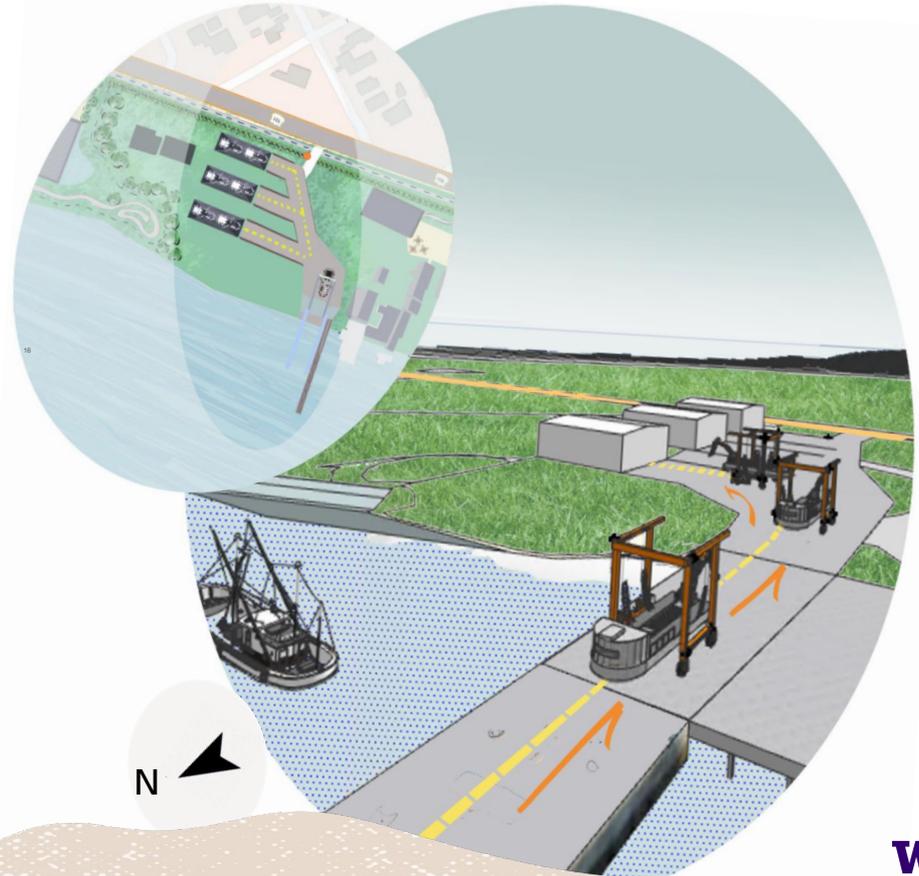
# Educational Campus

- 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

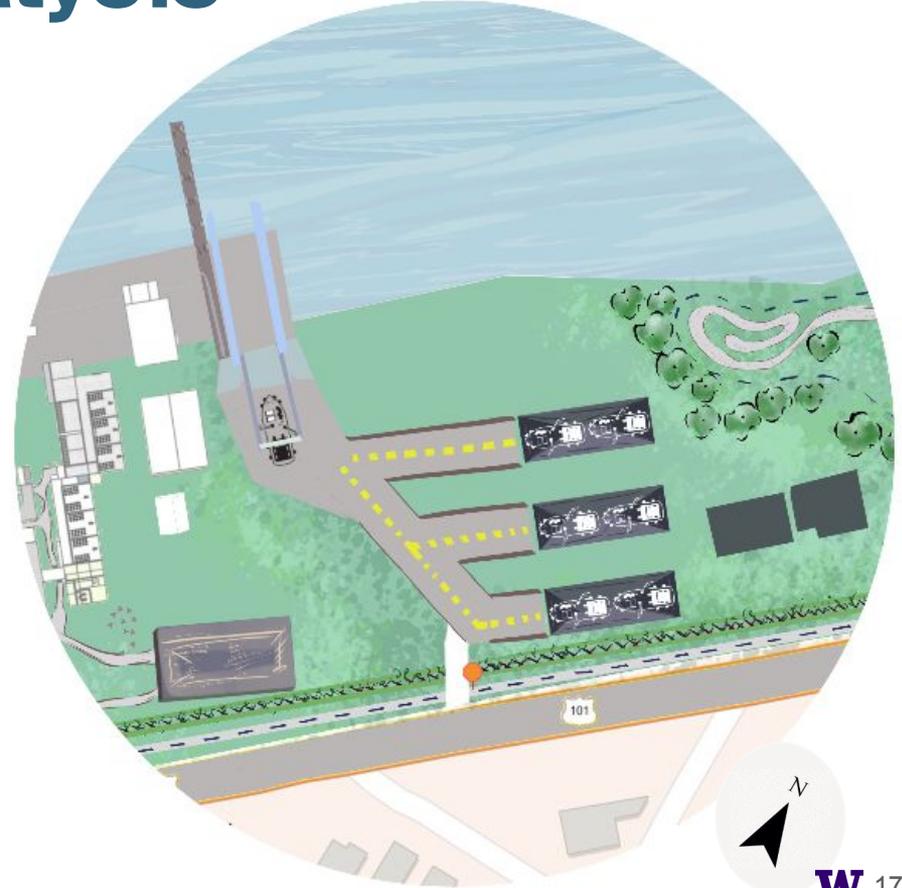
- Expense - travel lift cost alone is ~ \$1.45 M

## Opportunities

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

## Threats

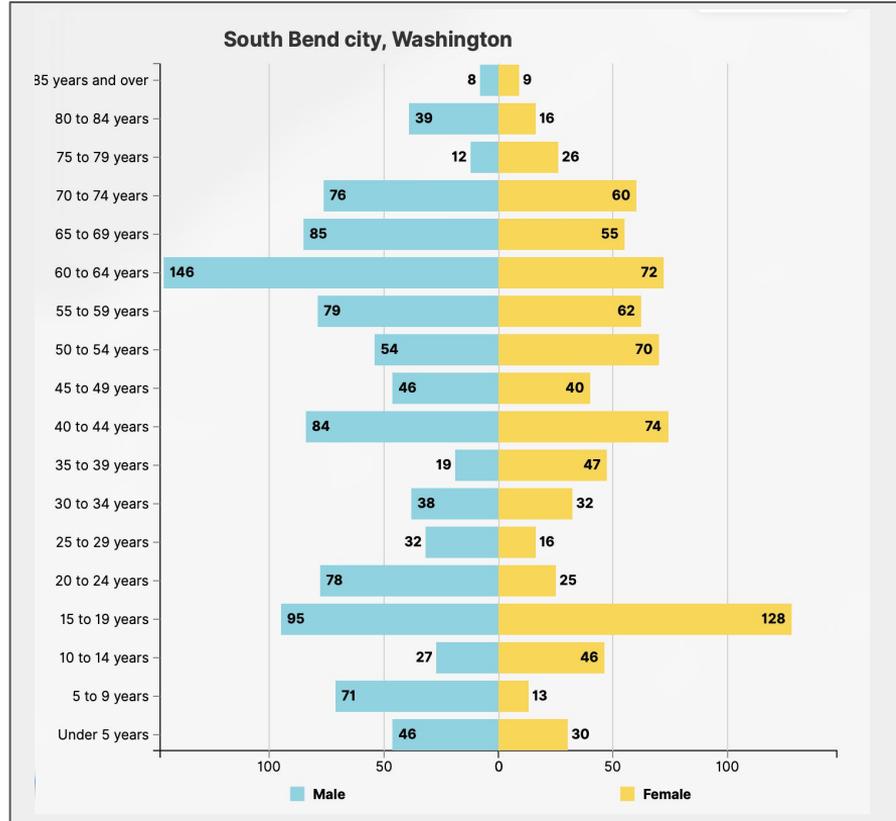
- Established nearby boatyards - does the South Bend area have or will be able to draw the specialist technicians?



# 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

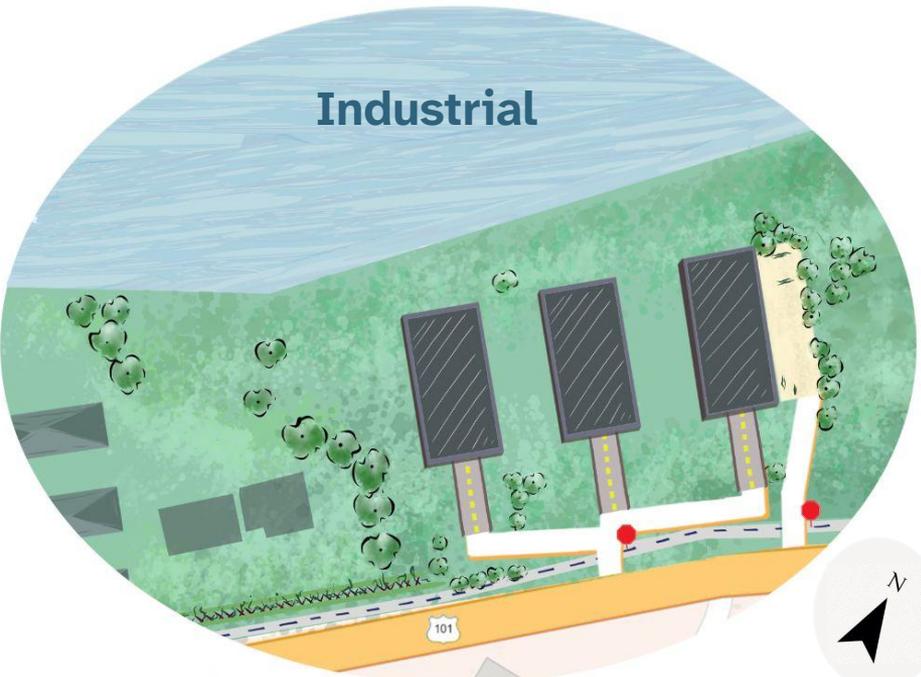
- Low population growth could weaken long term commercial demand
- Uncertainty in local job market could contribute to population relocation

# 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

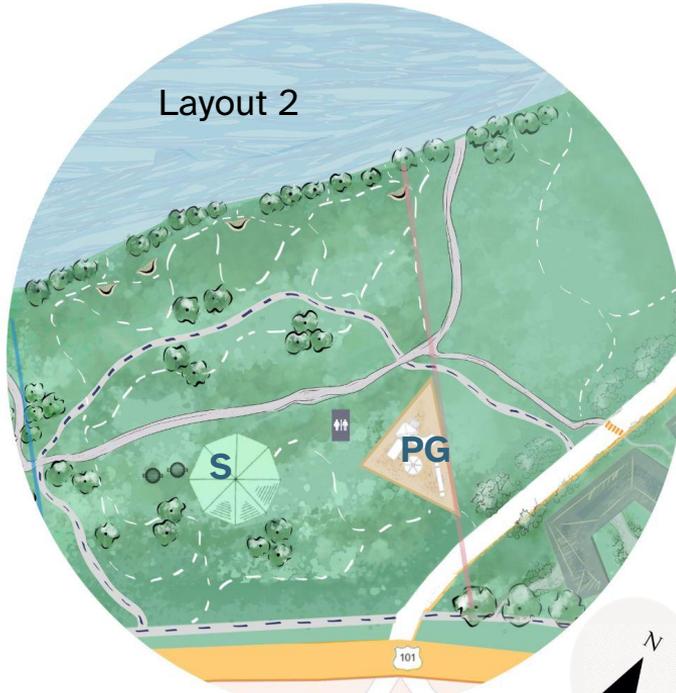
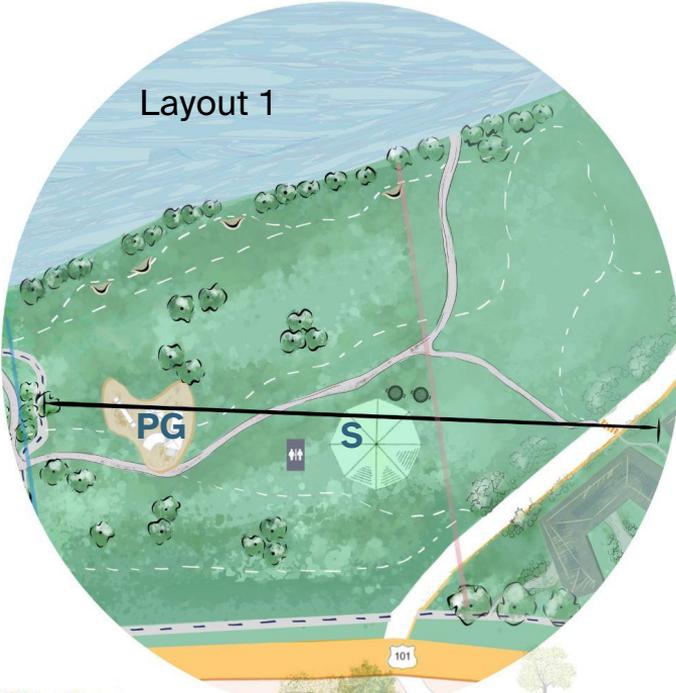


# Public Recreation Plan

## 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

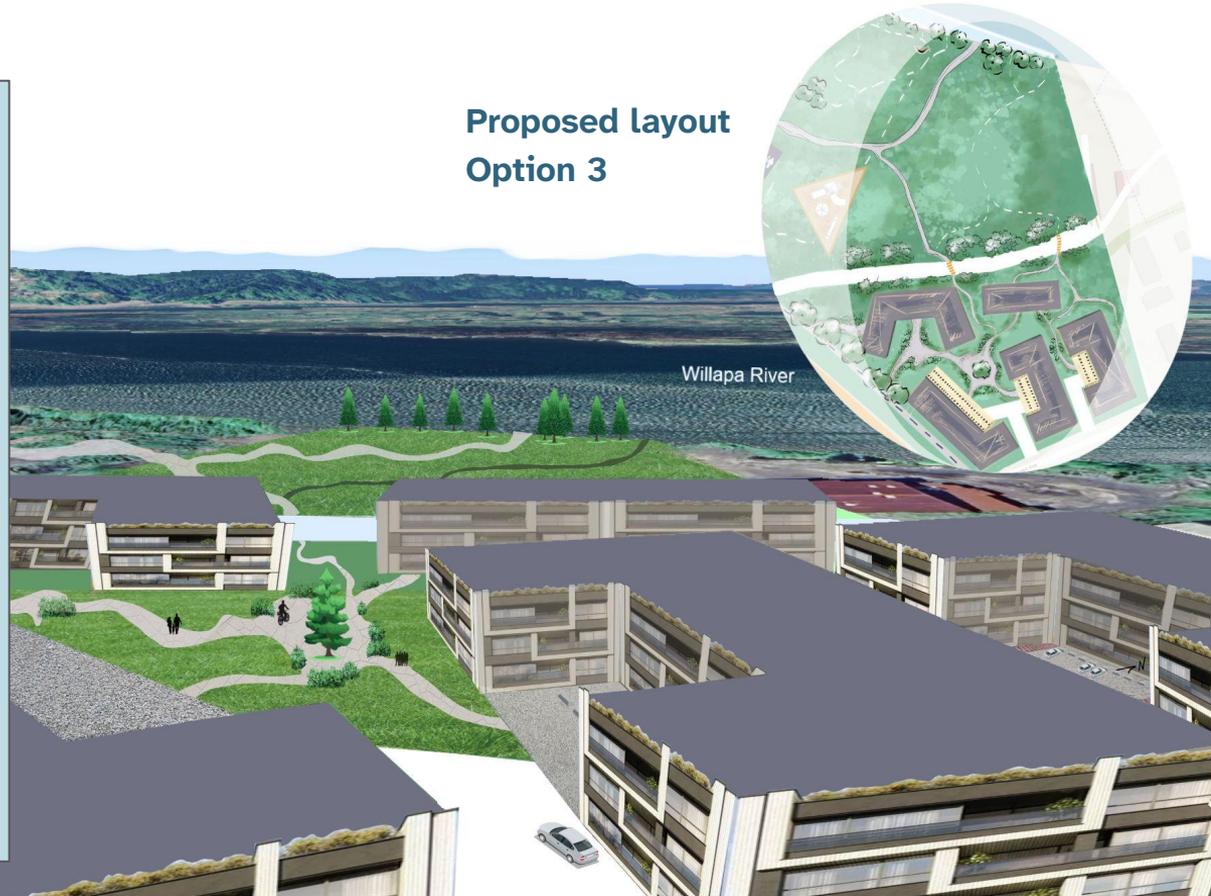
- 100 du total
- 5 pods with 20 du each

## Phasing Plan

- 20 year absorption rate

1 pod build/5 years

## Proposed layout Option 3



# Market Rate Residential Phasing Plan

Proposed layout  
Option 1

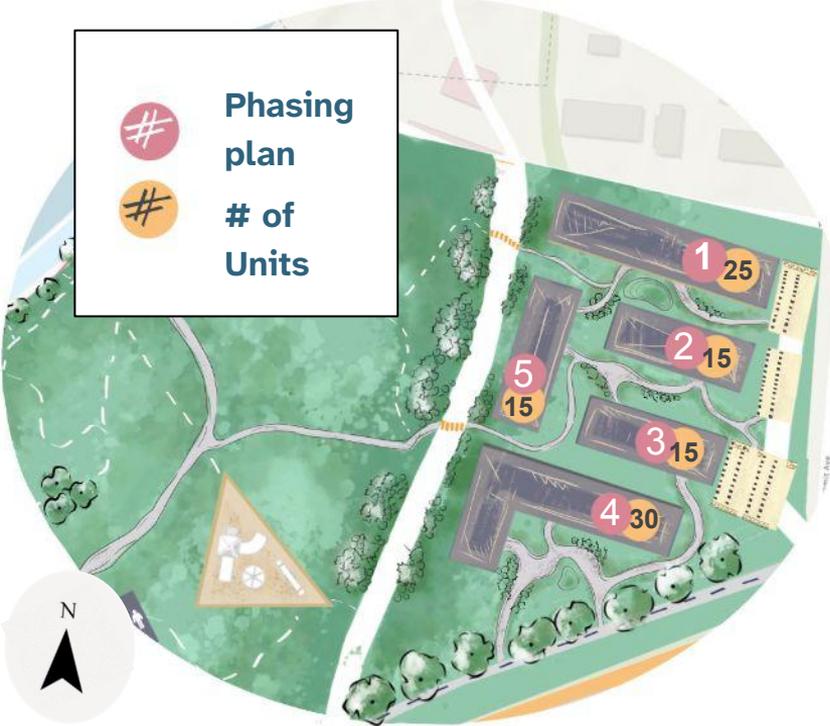
Proposed layout  
Option 2

Proposed layout  
Option 3

Phasing plan  
# of Units



The legend shows a red circle with a white hash symbol (#) representing the phasing plan, and an orange circle with a white hash symbol (#) representing the number of units. The phasing plan is indicated by a red circle with a white hash symbol (#) next to the building number. The number of units is indicated by an orange circle with a white hash symbol (#) next to the building number.



# 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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