



Gabe Spencer
County Assessor
Skamania County

CERB Board Meeting
District 2 Shops Redevelopment Plan
September 19, 2024

Unimproved Property Basics



Jurisdiction: Skamania County

Zoning: Residential 1 (R1)

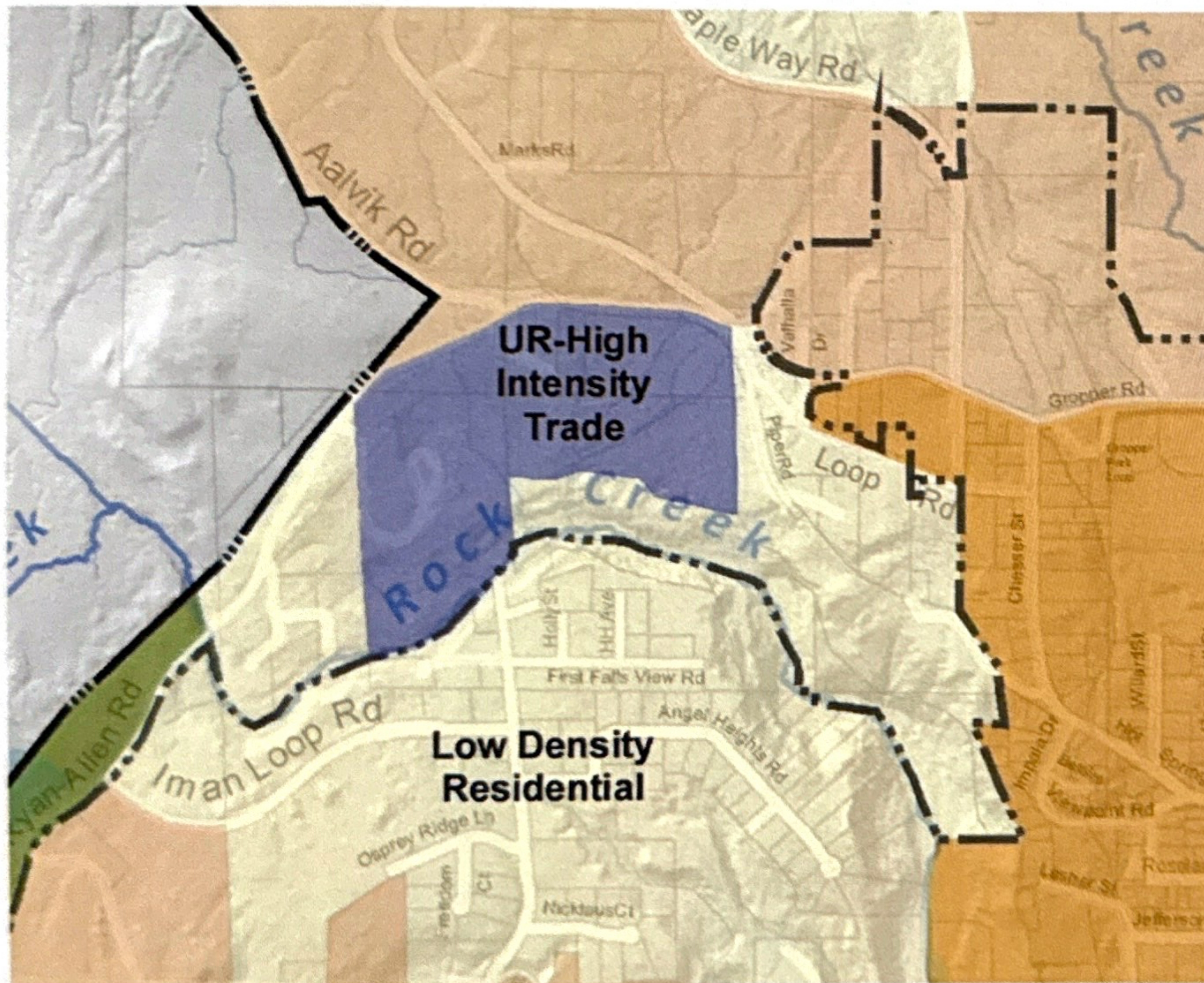
Parcels

1. 03073620290000 1.37 acres
2. 03073623010000 4.37 acres
3. 03073623010300 5.06 acres

Purchased 2022



Comprehensive Plan



- ❖ Designated area for high intensity trade.
- ❖ Devoted to commercial, light industrial, public/institutional activities, mixed uses, multi-family, and existing single-family residence.
- ❖ Identified need to extend public services to this area.



District 2 Shops



Jurisdiction: Stevenson

Zoning: Public Use and Recreation (PR)

Parcel

1. 02070120010000 8 acres



Goals

- ❖ Ensure County-owned properties are in best and highest use.
- ❖ Address the lack of commercial/industrial land by expanding the developable land footprint.
- ❖ Provide new industrial and commercial space supporting high-paying jobs available to residents of Skamania County and surrounding communities.
- ❖ Create industrial or office space for existing industries to expand; for smaller, homegrown businesses to scale up; and for business to locate in the County.
- ❖ Add tax revenue-generating property to the County.



Project Scope

Undeveloped Property	District 2 Shops
❖ Planning and Engineering Assessment ❖ Final Implementation Plan Report	❖ Planning and Engineering Assessment ❖ Market Feasibility Report ❖ Conceptual Site Plan ❖ Final Implementation Plan Report



Benefits

Short Term

- ❖ Activate a County-held asset and elevate its properties to their highest and best use.
- ❖ Create a vision for the waterfront property that will generate interest from private partners.
- ❖ Develop an action plan that addresses how the County may bridge identified gaps to development.



Long Term

- ❖ Address the shortage of commercial/industrial land in the County.
- ❖ Generate revenue from prospective businesses/industries.
- ❖ Support a growing manufacturing base in the Columbia River corridor with new industrial and office development.
- ❖ Attract businesses/industries to the property to expand the labor force; more workers will produce more goods and services to be purchased by consumers.
- ❖ Diversify the economy with new services, industries, and jobs.
- ❖ Reduce economic leakage from commuting residents by keeping jobs local.