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Washington State Dept. of Commerce
Community Economic Revitalization Board
Community Economic Revitalization Board (CERB)
2023-25 CERB-Planning Application
Deadline: 9/30/2024

Skamania County District 2 Shops redevelopment

Jump to: [Please also provide the following:](#) [Application](#) [Tables](#) [Attachments](#)

\$ 60,000.00 Requested
\$ 15,000 Match Funding (20% of
total project cost)

Submitted: 7/25/2024 2:42:44 PM
(Pacific)

Project Contact

Gabriel Spencer
spencer@co.skamania.wa.us
Tel: 5094273721

Additional Contacts

none entered

Skamania County

240 NE Vancouver ave
Stevenson, WA 98648-0790
United States

Telephone 5094273720

Fax

Web

EIN

www.skamaniacounty.org

07 Tax ID Info

Assessor

Gabe Spencer
spencer@co.skamania.wa.us

Please also provide the following: [top](#)

1. Statewide Vendor Number (SWV #)

0011110-04

2. Legislative District

14

3. Congressional District

3

4. County

Skamania County

[Application top](#)

1. Applicant UBI Number

301000403

2. Is this plan mandated or required by a statute, law, or regulatory agency?

☐ Yes

☒ No

3. Applying for which funding tier?

CERB funding amount is up to 80% of the total project cost or the tier funding amount, whichever is less.

☐ Up to \$50,000 - Tier 1 - Economic Development Activities that DO NOT qualify for CERB Construction.

☒ Up to \$75,000 - Tier 2 - Economic Development Activities that DO qualify for CERB construction.

☐ Up to \$100,000 - Tier 3 - Site Readiness and Economic Development Activities that DO qualify for CERB construction.

4. Total Project cost

Match and CERB request should add up to this amount. CERB can funding is up to 80% of a project total or the max tier funding amount, whichever is less.

75000

5. Project Description

Be clear and concise, what are you asking CERB to invest in? Describe the goals and/or issues to be addressed with the CERB Planning Grant.

Project Description: Describe the goals and/or issues to be addressed with the CERB Planning Grant. Skamania County (the County) consists of 98 percent federal-, state-, and privately owned forest land leaving less than two percent of land for urban development. Less than two percent of the more than 1 million acres in the County are taxed at full market value. Commercial/industrial land currently makes up only 0.4 percent of land area in the county and the majority of Skamania County residents travel elsewhere for work. To meet these development and revenue constraints, the County must be creative in utilizing its available industrial and commercial assets.

The County purchased an unimproved property on the boundary of the Stevenson UGA in 2022 with the intent of expanding its developable and taxable land footprint. The property is comprehensively planned for industrial use and represents an opportunity for the County to relocate its existing public works yard to the recently purchased property. Relocating its public works yard would unlock commercial space on the City of Stevenson's valuable waterfront. The County is seeking CERB funding to assess the feasibility of relocating the public works yard and constructing commercial development at the waterfront property. The CERB planning funds will support feasibility studies and conceptual site planning that pave the way for the community's vision to bring multiple County-owned properties to their best and highest use.

County Goals for CERB Planning Funds:

- Address the lack of commercial/industrial land by expanding the developable land footprint.
- Ensure County-owned properties are in best and highest use by exploring the feasibility of moving municipal services to the recently purchased undeveloped property and developing the waterfront plat-ready sites at District 2 shops.
- 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.
- Provide new industrial and commercial space supporting high-paying jobs available to residents of Skamania County and surrounding communities.

6. Project Scope of Work

List the key components of the study

Project Scope of Work: List the key components of the study.

Development Feasibility: Conduct a planning and engineering assessment to determine the feasibility of relocating the County Public Works yard to the recently purchased County property.

Market Feasibility: Conduct a high-level assessment of the industrial, housing, and office markets as well as the labor force composition and population growth trends to inform commercial/industrial development on the waterfront property.

Vision: Envision the best and highest use of the County's properties.

Conceptual Site Plan: Develop a conceptual site plan based on market intelligence. The concept should be bolstered by information on potential revenue and costs to inform development feasibility.

7. Project Short-Term Benefits

Describe the projected short-term economic benefits the planning project will have on the local community. 1-2 years after the study is completed.

Project Short-Term Benefits: Describe the projected short-term economic benefits the planning project will have on the local community.

The County seeks to evaluate the strengths and challenges of the site and regional market characteristics that will define its success. The following short-term benefits of the project will provide insight to the County on how to best develop and market the Property:

- 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.

8. Project Long-Term Benefits

Describe the projected long-term economic benefits the planning project will have on the local community. 3-7 years after the study is completed.

Project Long-Term Benefits: Describe the projected long-term economic benefits the planning project will have on the local community.

The following long-term benefits of the project would include those related to vertical construction and master planning of the site:

- Provide new industrial and commercial space supporting high-paying jobs available to residents of Skamania County and surrounding communities.
- 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.

9. Accomplishments

What will be accomplished as a result of the project?

Accomplishments: What will be accomplished as a result of the project?

- A feasibility study will allow the County to plan, prioritize, and proceed with intention, having clear understanding of the properties' strengths and needs.
- A market assessment that will determine the feasibility of commercial redevelopment on the City of Stevenson's waterfront property.
- Eligibility to apply for construction grants from CERB and other funders to provide necessary funds for the next stage of development with a private partner.

10. Community Impact

Describe the impact on the community in the event the project is NOT funded by CERB.

Community Impact: Describe the impact on the community in the event the project is NOT funded by CERB.

Without this project the County is vulnerable to the following community impacts:

- If the development does not go forward, Skamania County's economy will continue in its low- to no-growth condition and residents will continue to commute to other areas for employment.
- If the development does not go forward, the County asset would remain vacant, which could also negatively affect the perceptions of potential investors about the County's support for growth
- If the project is not funded, a cohesive vision for the properties will not be achieved.
- If the project is not funded, a plan to solicit private partners will not be created.
- If the project is not funded, the optimal location for industrial/commercial development and employment/revenue generation will continue to be used for municipal services.
- If the project is not funded, the County will continue to face challenging obstacles to commercial development.

11. Project Link with Economic Diversification

Describe the project's link with the economic diversification strategy and goals of the community. Include whether this project is part of an economic development plan consistent with local and applicable state planning requirements.

Project Link with Economic Diversification: Describe the project's link with the economic diversification strategy and goals of the community. Include whether this project is part of an economic development plan consistent with local and applicable state planning requirements

Currently, 81 percent of Skamania County residents are employed outside of the County. The project is linked to the County's mission to provide economic diversification to create family-wage jobs and build the economic resilience that will allow Skamania County residents to live and work in Skamania County. The successful redevelopment of the site will provide direct investment in the County to encourage further growth. The project will support a growing manufacturing base in the region and diversify an economy that is currently heavily influenced by hospitality and food service. Development of industrial and commercial space would complement a growing focus in the region on clustered industries—such as unmanned aerial systems development and recreation equipment and apparel—by keeping Skamania County residents in the county. The project would also address the lack of scalable spaces to accommodate the growth of small home-grown businesses.

The redevelopment of the Property will advance the following policies and goals identified in the Skamania County Comprehensive Plan and the City of Stevenson Comprehensive Plan economic development element:

Skamania County Comprehensive Plan

Goal T.3: Ensure that those public facilities and services necessary to support development should be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.

Goal LU.2.4: Encourage new commercial enterprises to locate within or near existing commercial areas to avoid further scattering and to better serve the public.

Goal LU.3.1: Improvements, both public and private, should be made intelligently and efficiently, and have a wholesome effect upon the communities.

City of Stevenson Comprehensive Plan

Goal 5: Making productive use of Stevenson's existing people, facilities, and resources is particularly important to the city's economic future.

Goal 5.2: Attract businesses that provide family-wage jobs to start-up, expand or locate in Stevenson.

Goal 5.3: Establish strategies to retain and grow existing businesses.

Goal 5.6: Support the development of industrial lands and buildings.

12. Infrastructure Construction Support

If infrastructure construction is to be supported by the study, indicate estimated construction schedule and/or project time frame.

Infrastructure Construction Support: If infrastructure construction is to be supported by the study, indicate estimated construction schedule and/or project time frame

The County-owned property is undeveloped and requires significant site preparation and utility extension prior to development. The feasibility study will evaluate existing utility services at the County-owned property, as well as the commercial waterfront site, to inform construction phasing for identified

infrastructure needs.

13. Private Investment Interest

Indicate if there has been private investment interest, if so please describe.

Private Investment Interest: Indicate if there has been private investment interest, if so please describe. There has been recent private investment interest at the waterfront site. The presence of County Public Works facilities has limited the ability of development interests to proceed.

14. Industry Clusters

Does this project build on locally-identified industry clusters? If yes, please explain:

Industry Clusters: Does this project build on locally-identified industry clusters? If yes, please explain:

The project would support locally identified industry clusters such as professional services and manufacturing by creating new commercial space and providing local businesses with a place to operate and expand. The market feasibility study will illuminate the most appropriate users of the site. The site plan will be used to attract a diversity of business sectors that support economic development in the County.

15. Consultant Selection Process

Has a consultant been chosen? If yes, who will be conducting the study?

- ☒ Yes, please explain: Maul, Foster & Alongi, Inc.
☐ No

16. If an outside consultant has not yet been chosen, describe the selection process.
not applicable

[Tables top](#)

ESTIMATED Schedule for Public Project Completion

Task	Estimated Date (Month/Year)
Consultant Service Chosen	05/2024
Consultant Begin Work	10/2024
Consultant Draft Report	01/2026
Consultant Final Report	07/2026
Consultant End Work	08/2026
Project Complete	09/2026

Other Source Funding

Source	Researched/Applied	Outcome
CDBG Planning-Only Grant	☒	did not move forward
RCAC Planning	☒	not applicable
Department of Ecology Planning	☐	
Department of Health Planning	☐	
USDA Rural development Pre-Development Grant	☐	

Match Funding

Source

County current expense

Date Approved

10/01/2024 expected date

Amount (\$000,000)

15,000

Total

Attachments [top](#)

Documents Requested *

Attachment A: Resolution Authorizing
CERB Application
[download template](#)

Attachment B: Evidence of Public
Notification - Meeting Agenda that
resolution was approved at, CERB as a line
item - Meeting advertisement

Attachment C: Evidence of local Support
(statement of support from the local
Associated Development Organization
(ADO) or the governing body of a Federally
Recognized Tribe)

Required? Attached Documents *

☒ [resolution for cerb grant application](#)

☒ [online agenda](#)

☒ [letter of support](#)
[letter of support Port of Skamania](#)

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Application ID: 479013

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