

Port Report FALL 2016

HERE WE GROW AGAIN!



This year has been an amazing year for growth here at the Port of Camas-Washougal. I am excited to be part of such an amazing team that is truly dedicated to enhancing the community's quality of life by bringing jobs, infrastructure, and recreational opportunities to East Clark County. The Port's mission is to give back

to the community with an emphasis on reducing our ecological footprint. I am pleased with the progress and projects completed so far and eager to start and implement what we have planned for the future. We want to leave this place better than we found it for generations to come.

- David Rupp



Washougal Waterfront Park and Trail *grand opening!*

The completion of the Washougal Waterfront Park and Trail project and grand opening on September 23, 2016, has been a win-win for the Port and community. The Port received, through the Department of Ecology, an Integrated Planning Grant and then a Remedial Action Grant to clean up the contamination; as well as a grant through the Washington State RCO program to construct the park and trail. The Port's \$7.68 million investment into the site and the State's contribution of over \$2.67 million have made this project a reality.

The purpose of the Washougal Waterfront Park was to develop a community destination that connects and complements both Camas and Washougal downtown areas while supporting the creation of a local and regional identity for the City of Washougal.

The Park itself has a large picnic shelter, benches and picnic tables scattered throughout, a large "compass" for community events, solar bathrooms,

a non-motorized water access ramp, rain gardens, parking lot, and access to the breakwater fishing and moorage. The Park showcases a magnificent view and adds fun, educational signage to help teach future generations about the impact each person may have on the environment and what they can do. To further evidence our dedication to protecting the



environment, the Port received the highly sought after Salmon-Safe Certification. This certification requires management practices that protect water quality and restores habitats.

The meandering 12-foot wide cement trail wraps completely around the park and stretches just under a mile long through scenic landscapes and beautiful nature. Along the trail are viewpoints, interpretive signage, and water access trails for those hoping to get closer to our beautiful Columbia River. A children's natural play area and art collaboration project will also be coming soon. Thank you to everyone who aided in bringing this vision to realization.

Grant Street Extension

Civil engineering began November 2015 to extend Grant Street from the Industrial Park into Steigerwald Commerce Center, thereby providing access for Phase 2 development. Construction of the Grant Street extension commenced July 2016 and will be complete in November 2016. This project allows access for the construction of Building 18 along with other pad ready sites in Steigerwald Commerce Center.

Steigerwald Commerce Center

Continued Growth with Building 17 & Building 18

Construction of the second building for Phase 1 in Steigerwald Commerce Center, Building 17, was completed in February 2016. It is a 24,300 sq ft building with three bays. Foods In Season occupies Bay 1, a 13,500 sq ft space. The other two 5,400 sq ft bays are leased to Lumino Wellness, a manufacturer of health and beauty products, and current Industrial Park tenant Mary Jane's Glass Productions, Inc. who expanded and leased Bay 3 in addition to Building 5 where they have been doing business since August 2013.

In addition to the Port's building projects, NW

Adhesive, a well-respected and expert manufacturer of high-performance adhesives, purchased 2.6 acres in Steigerwald Commerce Center and is currently constructing their new 30,000 sq ft corporate office and manufacturing facility.

Currently, in Phase 2 development for Steigerwald Commerce Center, there are plans to add a 50,000 sq ft Building 18. The Port applied for an Economic Development Administration Grant and a CERB Grant & Loan and was awarded \$4.875 million. Initially, the building was to be 25,000 sq ft, but with

the grant approval, the much needed additional space will now double to 50,000 sq ft.

Although engineering plans began in September 2016, construction could not begin until the Grant Street Extension was complete. This extension allowed access to the Port property and construction to start. Building 18 completion is estimated for the first quarter of 2018.



Grove Field

C-Row & AP-1 Hangars Under Construction

In July 2016 the Port published a request for bids to rebuild C-Row and AP-1 Hangars that were destroyed by fire and windstorm at Grove Field Airport. The bid submitted by Tapani, Inc. of \$1,365,038.27 was accepted and approved by the Commission on September 6, 2016. Pre-Construction meetings are in the process of being scheduled with Clark County, Tapani, Johansson Architecture and the Port with the anticipation of the construction to



begin in October. Construction will entail a new 8 unit T-Hangar to replace C-Row and two 50' x 60' maintenance hangars to replace the old FBO Building. The AP-1 Building will have a complete fire suppression system.

Substantial completion is anticipated by the second quarter of 2017. Having this project completed will allow us to bring back the tenants affected by the loss of C-Row.

Grove Field Beacon & Lighting Project

The results of the bid process for the Airport Runway & Beacon Pole Lighting Upgrade are in, and the contract was awarded to Kitchen Electric, LLC, in the sum of \$151,329.27. Kitchen Electric has worked with the Port on numerous projects, and staff is comfortable the job will be well done. The project will entail



replacing all runway lighting and associated wiring, new papi lights, new beacon pole and light, new wind cone and light, new power panel and radio control system. This will replace the antiquated lighting system that has been in place for many years, which will improve Airport safety and functionality.

The Christmas Ship PARADE



PRSR STD
U.S. POSTAGE
PAID
PORTLAND, OR
PERMIT NO. 3908

24 South A St., Washougal, WA 98671

• 62 YEARS OF HOLIDAY TRADITION •

THE CHRISTMAS SHIP PARADE!

— — — — — 12 / 3 / 16 — — — — —

Come join the Port of Camas-Washougal in celebrating the holiday season with the 62nd Annual Christmas Ship Parade on the historic Columbia River! The Port will host a special performance of up to 25 decorated vessels on Saturday, December 3 at 6:00pm. Enjoy the festivities in the warmth of the Port's Meeting Room where hot cider and cookies will be served and merriment abounds. Bring your family and friends for some holiday cheer. Doors open at 5:00pm.

Go to ChristmasShips.org for more information.