

**50<sup>TH</sup>**  
**ANNIVERSARY**  
**1960 - 2010**



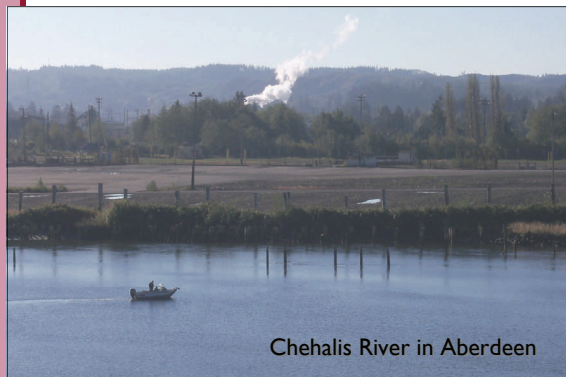
# Regional Connections

Volume 7, Issue 2

November 2010

## Trends in Industrial Land Development - GHCOG Hosts a Seminar

On September 30, the COG hosted a discussion on trends in industrial land development for the southwest Washington region and Grays Harbor in particular. Seattle engineering and planning consultants Huitt-Zollars presented regional case studies in Washington State, focused on drivers and trends in Washington and took a look at the southwest area and local Grays Harbor situations for industrial lands development.



Chehalis River in Aberdeen

high unemployment. The site helped fill a market gap for larger sites greater than 100 acres. The Economic Development Council obtained an EDA grant to study infrastructure and market needs. Funding the infrastructure required a regional approach for this Growth Management Act-governed site. A Grays Harbor development impact bonus: manufacturing training linked with this site is taking place at our own Satsop Development Park.

### Economic Outlook for Industrial Development.

The economic scenario for 2010-2012 industrial development is a continued focus on gateway ports such as Grays Harbor. Signs of recovery for industrial lands come from a look at global trade, freight shipments and manufacturing activity. As these sectors bounce back, we can look for port-related industrial markets to lead the recovery – either sea or inland ports. Among the top 10 US industrial markets in 2010-2014, Seattle area ranks number 5, and Portland ranks 9. This bodes very well for activity with the Port of Grays Harbor.

**Time to Plan is Now!** Thus, the take away message is that now is the time to plan for the future. Grays Harbor enjoys plenty of industrially zoned acreage. Our focus needs to be on planning and preparing that acreage in terms of proper flexible zoning, earliest environmental pre-planning, and providing important infrastructure needs for future industrial development.

### In Summary: What Industrial Developers Look For in Grays Harbor

- Shovel ready sites with infrastructure at the property line
- Trained workforce
- Cater to large industry needs
- Cooperative competition: inventory existing sites
- Regional approach to identifying planning, funding needs and improvements to enhance Grays Harbor's competitive status:
  - \* Land use codes
  - \* Infrastructure built or planned
  - \* Environmental preparedness, including impact mitigation
  - \* Tax policy and other incentives
  - \* Training for industry jobs in place

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Be sure to check out our web page at [www.ghcog.org](http://www.ghcog.org)

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### YEAR-END MEETING

**Date:**  
**Thursday, Dec. 9th**

**Location:**  
**Port of Grays Harbor Commission Chamber**

**Time: 6:30 p.m.**



**Flexibility.** The case study of developing the Mint Farm in Longview emphasized flexibility. The 445 acre industrial park was zoned for both heavy and light industrial use; wetland mitigation and storm water management was carefully designed and built onsite, appealing to a variety of tenants. Phase two of the project responded to needs of larger tenants. The key was planning and designing infrastructure ahead of development, in a manner that allowed for flexible use of the site.

**Site Selection.** The huge 2 million square foot Target import warehouse built in Lacey, emphasizes the importance of good site selection. Again, careful pre-planning between developer and jurisdiction successfully managed major issues such as permit process, predictability of environmental issues, and putting infrastructure in place necessary to serve the site, both from the developer's and the city's standpoints.

**Regional Solutions.** The Centralia TransAlta Industrial Park development illustrates the importance of regional cooperation and considerations when planning an industrial park. In this situation the county faced low wages and



**Grays Harbor Council of Governments Members**

- City of Aberdeen
- City of Cosmopolis
- City of Elma
- City of Hoquiam
- City of McCleary
- City of Montesano
- City of Ocean Shores
- City of Oakville
- City of Westport
- Grays Harbor County
- Grays Harbor P.D.A.
- Grays Harbor P.U.D.
- Grays Harbor Transit
- Port of Grays Harbor
- Timberland Regional Library
- Columbia-Pacific R.C. & E.D.D.

*Thank you for your support.*

**Happy Holidays**

from the  
GHCOC Staff

Vicki  
Ann-Marie  
Julia  
Theresa



**Cosmopolis Fully Funds Phase Three of Downtown Road Improvements**



The total amount of Fed funding is \$1,500,000 which is made up of \$750,000 STP and \$750,000 Enhancement funding. Cosmopolis also has \$75,000 in local match funding provided by the Weyerhaeuser Company and \$93,000 in local match funding from the Grays

At long last, the final piece for completing Cosmopolis' downtown street improvement project is in place! Thanks to help from a number of sources, Cosmopolis reached an important milestone in downtown revitalization earlier this year.

The project limits are from the Mill Creek Bridge near J Street to the Cosmo Specialty Fibers parking lot near C Street on US 101. All of the work will occur on the northeast or Chehalis River side of US 101.

Cosmopolis Public Works Director Darrin Raines says "We hope to be ready for a construction start date in April of 2011 with the bids being let out in late February or early March."

The crucial last piece of funding came from Cosi's first place ranking in the latest STP Enhancement grant funding round this year. Cosi rated first among a multi-county ranking of projects in the Southwest Region.

Harbor County .09 Economic Development Fund.

Raines reports that "The economic impact of the previous two phases has been tremendous. It has helped to create 40 full time jobs with 8 new businesses created. The estimated dollars spent on those 8 new businesses is \$1,350,000 in improvements."

"Upon completion of this phase," Raines continued, "we have two prospective businesses looking to build in the project area. One a new motel and the other a new restaurant near I Street. The new motel would be across the street from the Maxi Burger on F Street where the old Police Station is. The prospective developer is looking at total new construction on the motel."

Congratulations, Cosi!

**2010 Census Update**

**2010 Census Mail Participation rates:**

The Mail Participation Rates are the percentage of forms mailed back by households.

GH County	74%
Aberdeen	77%
Cosmopolis	72%
Elma	68%
Hoquiam	79%
McCleary	76%
Montesano	87% *
Oakville	64%
Ocean Shores	79%
Westport	42%

\*Shares rank #3 in participation for the state!

Washington State	76%
National Rate	74%

**Important 2010 Census upcoming dates:**

December 31, 2010: deadline for delivery to President Obama of the official U.S. population count and the apportionment each state will have in the U.S. House of Representatives.

January 2011: each state governor will receive the number seats their state will have in the U.S. House of Representatives. This number will not change until after the next decennial census in 2020.

April 1, 2011: deadline for Census Bureau to provide 2010 population counts for all states, Congressional districts, American Indian areas, counties, cities, etc., down to census block level.

**Source:**

<http://2010.census.gov/news/releases/operations/final-mail-participation.html>

## What's New with the Block Grant Program?

COG staff attended this year's Infrastructure Assistance Coordinating Council conference, and brought back the latest in Block Grant news.

For 2011 the state anticipates receiving about \$16 million in federal block grant funds. The infrastructure portion of that amount is broken down as follows:

General Purpose Grants: \$13 million  
 Planning-Only Grants: \$500,000  
 Imminent Threat Grants: \$200,000

Eligible applicants include those whose populations are identified in the census or by an income survey with a majority of low and moderate income, defined as up to 80% of the area median income. This year only Hoquiam and Oakville were automatically eligible in Grays Harbor.

There are some exceptions to the income requirement, including activities that are considered a "direct benefit" to low and moderate income persons, such as senior centers and food banks. Preventing slum and blight conditions, and meeting an urgent need or immediate threat to public safety are additional exceptions.

**General Purpose Grants.** For the 2011 cycle, applications are due January 20, 2011. While no match is required, local contributions of funds or in-kind services will receive higher point totals during application review. Average grant size is \$600-\$700 thousand dollars. In 2010, 34% of applications received funds.

After scoring, the applications are ranked by total points with those receiving at least 65 points becoming eligible for funding.



Westport Police

### IMPORTANT TO NOTE!

**A change from the 2010 project selection process** – In 2011 the Department of Commerce will fund one highest ranking application (scoring over the 65 point minimum) from each category: sewer, water, transportation, community facilities, economic development and affordable housing. All remaining applications above the 65 point minimum will be funded according to highest ranking, on a funds available basis, irregardless of category.

**Planning-Only Grants.** For 2011, applications will be accepted beginning March 2011. Awards will be announced within three months. Fund priorities for planning-only grants are to address public health and safety issues such as water and sewer system planning. Single applicants can receive up to \$35,000, and joint agency applications up to \$50,000.

**Imminent Threat Grants.** These grants go to unanticipated emergency needs beyond the jurisdiction's control. Deferred maintenance projects are not eligible. Applications can be made throughout the year, with average grants awarded ranging from \$20,000 to \$60,000.

Applications require extensive preparation time, and include a public hearing requirement and other reporting requirements. Please plan ahead! For more information, review the state Department of Commerce website for this program, at [www.commerce.wa.gov/cdbg](http://www.commerce.wa.gov/cdbg) or call the COG office at 360-537-4386.



Elma City Hall

## GHCOG Year End Meeting!

Thursday,  
**December 9th**  
 6:30 p.m.  
 Port of GH  
 Commission  
 Chamber  
 115 S. Wooding  
 Aberdeen



### 2010 Administrative Sub-Council

#### Chairman

John Pellegrini  
 City of Hoquiam

#### 1<sup>st</sup> Vice Chair

Mayor Vicki Raines  
 City of Cosmopolis

#### 2<sup>nd</sup> Vice Chair

Commissioner  
 Russ Skolrood  
 Grays Harbor PUD

#### Secretary

Lyle Powell  
 City of Montesano

#### Rep. at Large

Art Tanner  
 Grays Harbor PDA

## What GHCOG has been doing for our members

- **COG Hosted the Mid-Columbia Region Council of Governments** from Oregon, who visited Grays Harbor to learn more about the CCAP three-turbine wind energy project. They have numerous large wind turbine farms run by private companies, but were interested in CCAP's plan to help fund low income services with their own small wind energy project.



Wind Turbines Grayland

- **Jobs, Jobs, Jobs! COG is working with the Jobs Team**, to identify needs, development opportunities and training programs in Grays Harbor that will support job growth. Our unemployment numbers have improved in recent months, but we have a long way to go!
- **Need Infrastructure, Anyone?** COG staff attended this fall's conference on infrastructure funding and brought back information on the latest grant and loan programs available to our member agencies. See the article on the latest Community Development Block Grant on page 3.
- **Partnering is More Important than Ever...** COG attended the second annual Non-Profit Leaders Funding Conference held in October in Ocean Shores. The word was: partnerships between and among public and private agencies for scarce grant dollars, is key to scoring high points with grant reviewers.

- **Updates to the Southwest Region's Human Services Transportation Coordination Plan:** COG is continuing to get updated information from transportation providers in Grays Harbor, who help low income, youth, elderly and disabled residents who need transportation services for medical and other purposes in order to update the existing plan.

- **Consolidated Transit Grants:** Consolidated Transit Grants deadline is December 10th. COG is assisting members with application development. The updated Human Services Transportation Plan ensures that our local agencies are eligible to receive Consolidated Transit Grant funds.

- **Ocean Shores is updating their Parks Plan**, with the help of the COG. Once approved, the update will allow the city to apply for grant funds from the state Recreation and Conservation Office.



Oakville

- COG hosted the second area **Planners Forum** this fall, which focused on **Industrial Lands Development in Grays Harbor**. For more information, read the article in this issue or call the office.

- **Sewer Planning with Oakville and Grays Harbor County:** Feasibility discussions are ongoing for Oakville, which is working closely with the County and the Chehalis Tribes. Next step include a review of progress to-date, confirmation of interest to move forward and applying for funds to study system design and development costs.

- **GIS Analysis and mapping services, Recent projects include:** Hoquiam's water system, Central Play Park recreation grant, zoning ordinance changes and watershed parcel locations; Cosmopolis' storm water manhole and sewer catch basin infrastructure; Westport transportation circulation map for bike routes, pedestrian areas, truck routes and primary and secondary arterials; Showcase Grays Harbor tour route map; McCleary sidewalk inventory.

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