Facility Condition Assessment

Comprehensive Scheme of Harbor Improvements
Woodland, Washington

Prepared for

Port of Woodland

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Submitted by

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Job No. A16.0067.00
FACILITY CONDITION ASSESSMENT

Port of Woodland
Comprehensive Scheme of Harbor Improvements

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PORT OF WOODLAND
FACILITY CONDITION ASSESSMENT

1.0 OVERVIEW
The Port of Woodland (Port) solely owns 25 properties on approximately 350 acres in Woodland, Washington, and the surrounding area. The Port owns, in conjunction with neighboring ports, an additional seven properties totaling approximately 880 acres. The Port owns and leases both light and heavy industrial property to a wide range of tenants, including businesses in the construction, transportation, manufacturing, and agriculture sectors. All of the Port’s facilities are located in Cowlitz County.
BergerABAM performed a streamlined facilities conditions assessment of Port-owned properties at these industrial parks and general areas: Down River Drive Industrial Park, Schurman Way Industrial Park, Guild Road Industrial Park I, Guild Road Industrial Park II, Martin’s Bar North and South, Austin Point, and Pekin Industrial Park. Please see the map (Figure 1) for their locations.

2.0 PURPOSE
The purpose of this facility condition assessment is as a supporting document to the Port’s comprehensive scheme of harbor improvements. This assessment lists each of the existing Port properties and documents its condition and maintenance and repair history. The findings of this assessment support the Port’s capital improvement plan, which includes a financial analysis of potential improvements to the Port’s existing properties and future developments.

3.0 ASSESSMENT APPROACH AND METHODOLOGY
The assessment included a visual reconnaissance and review of information provided by the Port, including drawings and technical reports. BergerABAM did not perform any calculations or testing. Accompanied by Richard Harsh, the Port’s Facility Manager, Carissa Watanabe, BergerABAM Environmental Scientist, visited a number of Port-owned properties on 1 September 2015. Jennifer Keene, the Port’s Executive Director, provided a list of known deficiencies for buildings and properties. All property and tax lot information was provided by the Cowlitz County Assessor’s Office.

This document describes the results of a “desktop” assessment that was based on an external visual survey as verified by the Port and on reports completed by the Port. No facility condition index rating was developed for the buildings. Their conditions were rated in general conformance with the American Society of Civil Engineers (ASCE) routine condition assessment ratings. Mechanical, electrical, and plumbing systems were not evaluated as part of this assessment. Establishing the conditions and extents of deficiencies in detail would require an in-depth condition assessment.

The Port’s properties, including general building and property descriptions, known improvements, observed conditions, and descriptions of access and utilities are summarized in the following sections.
Figure 1. Key Map
Down River Drive Industrial Park
4.0 **DOWN RIVER DRIVE INDUSTRIAL PARK**

**Overview**
The Port owns one property at the Down River Drive Industrial Park (see Table 1). The industrial park is an approximate 6.84-acre site and is located adjacent to the intersection of Down River Drive and Mitchell Street (see Figure 2). The site consists of an asphalt parking lot and six buildings that were constructed in the 1990s. The tenants and the uses, approximate sizes, and conditions of the buildings of the Down River Drive Industrial Park are listed below in Table 2.

![Figure 2. Aerial of Down River Drive Industrial Park](image)

<table>
<thead>
<tr>
<th>Tax Lot Number</th>
<th>Address</th>
<th>Size (acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>5042305</td>
<td>1363 Down River Drive</td>
<td>6.84</td>
</tr>
<tr>
<td>Address</td>
<td>Tenant</td>
<td>Use</td>
</tr>
<tr>
<td>------------------</td>
<td>-------------------------------</td>
<td>-------------------------------</td>
</tr>
<tr>
<td>1363 Down River Drive</td>
<td>Stellar J.</td>
<td>Office Building</td>
</tr>
<tr>
<td>1375 Down River Drive</td>
<td>Construction Staging and Storage</td>
<td></td>
</tr>
<tr>
<td>1383 Down River Drive</td>
<td>Flash Co. (Roof Flashing)</td>
<td>Manufacturing and Distribution</td>
</tr>
<tr>
<td>1387 Down River Drive</td>
<td>Pacific Seafood</td>
<td>Dry Storage</td>
</tr>
<tr>
<td>1387 Down River Drive</td>
<td>Olympic Aero (Aviation Equipment)</td>
<td>Manufacturing and Distribution</td>
</tr>
<tr>
<td>1391 Down River Drive</td>
<td>Advanced Composites (Fiberglass)</td>
<td>Manufacturing and Distribution</td>
</tr>
<tr>
<td>1395 Down River Drive</td>
<td>Sunlight Supply</td>
<td>Fertilizer Industry</td>
</tr>
</tbody>
</table>
Public Street Access
The Down River Drive Industrial Park is located less than 0.5 mile west of Interstate 5 (I-5). The site can be accessed by Exit No. 21 from I-5 southbound. The I-5 exit initially connects with West Scott Avenue, a two-lane minor arterial road. The industrial park can be accessed from Down River Drive, a local street that intersects West Scott Avenue. A Port-owned roadway provides access to all of the buildings and is in need of repair.

Rail Access
No rail access is provided to the site.

Sanitary Sewer
The sanitary sewer collection system is maintained by the City of Woodland. An interceptor runs in the west-to-east direction along Mitchell Avenue.

Water
Potable water is supplied by the City of Woodland. The Down River Drive Industrial Park is serviced by a 6-inch PVC water line that connects to the City’s 12-inch water line.

Electrical Power
Electrical power is provided by the Cowlitz Public Utility District.

Natural Gas
Natural gas is provided by Cascade Natural Gas.

Communication
Telecommunication services are provided by Verizon and Comcast.

Stormwater
A catch basin is located on Down River Drive adjacent to the site and is connected to a perforated storm drain for infiltration and a dry well. A drainage ditch runs in the north-south direction along the east boundary of the site. Bioswales are located to the north of 1391 Down River Drive and to the west of 1375 Down River Drive. Catch basins are located throughout the parking lot and drain to the bioswales on site from storm pipes ranging from 4 to 10 inches. The bioswale north of 1391 Down River Drive is in need of reinforcement.
Photo 1. 1363 Down River Drive Building

Photo 2. 1375 Down River Drive Building
Photo 5. 1391 Down River Drive Building

Photo 6. 1395 Down River Drive Building
Schurman Way Industrial Park
5.0 SCHURMAN WAY INDUSTRIAL PARK

Overview
The Port owns eight properties at the Schurman Way Industrial Park (see Table 3). The industrial park is an approximate 71-acre site and is located adjacent to the intersection of Guild Road and Schurman Way. The industrial park has paved and graveled areas for tenant storage as well as vegetated areas for agricultural use. The site consists of industrial tenants, agricultural land, and property for rail access. The tenants and the uses, approximate sizes, and conditions of the buildings of the Schurman Way Industrial Park are listed below in Table 4. Tenants Peri Formworks and Northern Energy own the structures they occupy on the site and have negotiated a land lease of the Port-owned property.

![Figure 3. Aerial of Schurman Way Industrial Park](image-url)
Table 3. Schurman Way Industrial Park Properties

<table>
<thead>
<tr>
<th>Tax Lot Number</th>
<th>Address</th>
<th>Size (acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>504212018</td>
<td>1670 Schurman Way</td>
<td>2.7</td>
</tr>
<tr>
<td>504212016</td>
<td>1475 Port Way</td>
<td>11.1</td>
</tr>
<tr>
<td>504212009</td>
<td>1415 Port Way</td>
<td>3.1</td>
</tr>
<tr>
<td>504212019</td>
<td>1400 Guild Road</td>
<td>2.1</td>
</tr>
<tr>
<td>540212017</td>
<td>1600 Schurman Way</td>
<td>2.0</td>
</tr>
<tr>
<td>504212000</td>
<td>N/A (Agriculture)</td>
<td>10.7</td>
</tr>
<tr>
<td>507820100</td>
<td>N/A (Agriculture)</td>
<td>12.6</td>
</tr>
<tr>
<td>507900100</td>
<td>N/A (Agriculture)</td>
<td>3.7</td>
</tr>
<tr>
<td>507860101</td>
<td>N/A (Rail)</td>
<td>23.0</td>
</tr>
<tr>
<td>Address</td>
<td>Tenant</td>
<td>Use</td>
</tr>
<tr>
<td>------------------</td>
<td>---------------------------------</td>
<td>-----------------------------------</td>
</tr>
<tr>
<td>1670 Schurman Way</td>
<td>Metro Transmission</td>
<td>Auto repair</td>
</tr>
<tr>
<td>Superior Industrial Services</td>
<td>Machining and offices</td>
<td></td>
</tr>
<tr>
<td>1475 Port Way</td>
<td>Peri Formworks</td>
<td>Concrete formwork yard, warehouse, and offices</td>
</tr>
<tr>
<td>1415 Port Way</td>
<td>Berhman's Trucking</td>
<td>Propane tank storage/distribution, warehouse and offices</td>
</tr>
<tr>
<td>1400 Guild Road</td>
<td>Northern Energy/Amerigas</td>
<td>Warehouse and offices</td>
</tr>
<tr>
<td>1600 Schurman Way</td>
<td>Annual Hay Maintenance Contracts</td>
<td>Hay maintenance</td>
</tr>
</tbody>
</table>
Public Street Access
The Schurman Way Industrial Park is located approximately 0.25 mile west of I-5. The site can be accessed by Exit No. 21 from I-5 southbound. The I-5 exit initially connects with West Scott Avenue, a two-lane minor arterial road that turns into Guild Road, a local street.

Rail Access
Port-owned Parcel 507860101 is adjacent to the BNSF Railway and Union Pacific Railroad rail line and provides access to the Schurman Way Industrial Park via a Port-owned rail spur that was constructed by the Port in 1998.

Sanitary Sewer
The sanitary sewer collection system is maintained by the City of Woodland. An interceptor runs in the south-to-north direction along Schurman Way and feeds into a pump station located at Dike Access Road and Schurman Way. Bart Stepp, City Public Works Director, stated that a recent analysis of this pump station showed it is close to its pump capacity.

Water
Potable water is supplied by the City of Woodland. The Schurman Way Industrial Park is serviced by a 12-inch PVC water line.

Electrical Power
Electrical power is provided by the Cowlitz Public Utility District.

Natural Gas
Natural gas is provided by Cascade Natural Gas.

Communication
Telecommunication services are provided by Verizon and Comcast.

Stormwater
Catch basins and storm drains to collect stormwater are located along Guild Road and Schurman Way.
Photo 7. 1670 Schurman Way – Superior Industrial Services Offices

Photo 8. 1670 Schurman Way – Metro Transmission
Photo 9. 1475 Port Way – Peri Formworks Office and Warehouse

Photo 10. 1475 Port Way – Peri Formworks Yard
Photo 11. 1415 Port Way – Berhman’s Trucking

Photo 12. 1400 Guild Road – Northern Energy
Photo 13. Hay Maintenance Contract Site

Photo 14. Schurman Way Rail Spur
Port of Woodland
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Guild Road Industrial Park I
6.0 GUILD ROAD INDUSTRIAL PARK

Overview
The Port owns one property at the proposed Guild Road Industrial Park I facility (see Table 5). This industrial park is an approximate 12-acre site and is located approximately 1 mile west of I-5. The industrial park is also known as the Rose Growers site. The existing structures on the Rose Growers sites are planned to be demolished for future industrial park development. The tenant and the use, approximate building size, and condition of the Guild Road Industrial Park I are listed below in Table 6.

Figure 4. Aerial of Guild Road Industrial Park
Table 5. Guild Road Industrial Park I Properties

<table>
<thead>
<tr>
<th>Tax Lot Number</th>
<th>Address</th>
<th>Size (acres)</th>
<th>Site</th>
</tr>
</thead>
<tbody>
<tr>
<td>508310100</td>
<td>1435 Guild Road</td>
<td>12.2</td>
<td>Rose Growers</td>
</tr>
</tbody>
</table>

Table 6. Guild Road Industrial Park I Inventory

<table>
<thead>
<tr>
<th>Address</th>
<th>Tenant</th>
<th>Use</th>
<th>Approximate Building Size (sf)</th>
<th>Construction Type</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>1435 Guild Road</td>
<td>Arce Nursery</td>
<td>Agriculture and Vacant</td>
<td>25,800</td>
<td>Sheet metal circa 1969-1972</td>
<td>Serious</td>
</tr>
</tbody>
</table>

Public Street Access
The Guild Road Industrial Park I is located approximately 1 mile west of I-5. The site can be accessed by Exit No. 21 from I-5 southbound. The I-5 exit initially connects with West Scott Avenue, a two-lane minor arterial road that turns into Guild Road, a local street.

Rail Access
No rail access is provided to the site.

Sanitary Sewer
The sanitary sewer collection system is maintained by the City of Woodland. The property connects to an interceptor that runs in the north-to-south direction along Pekin Road.

Water
Potable water is supplied by the City of Woodland. The site is serviced by a 12-inch water line that extends to 1435 Guild Road.

Electrical Power
Electrical power is provided by the Cowlitz Public Utility District.

Natural Gas
Natural gas is provided by Cascade Natural Gas.

Communication
Telecommunication services are provided by Verizon and Comcast.

Stormwater
A drainage ditch and one catch basin are located along the south side of Guild Road.
Photo 15. 1435 Guild Road Structure

Photo 16. 1435 Guild Road Lot and Structure
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Guild Road Industrial Park II
7.0 GUILD ROAD INDUSTRIAL PARK II

Overview
The Port owns three properties at Guild Road Industrial Park II (see Table 7). Guild Road Industrial Park II, also known as the Taggart Site, is an approximate 12-acre site and is located approximately 1 mile west of I-5. The site is available for lease. The tenants and the uses, approximate sizes, and conditions of the buildings at Guild Road Industrial Park II are listed below in Table 8.

Figure 5. Aerial of Guild Road Industrial Park II
### Table 7. Guild Road Industrial Park II Properties

<table>
<thead>
<tr>
<th>Tax Lot Number</th>
<th>Address</th>
<th>Size (acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>508730100</td>
<td>N/A</td>
<td>4.97</td>
</tr>
<tr>
<td>508330100</td>
<td>1620 Guild Road</td>
<td>7.00</td>
</tr>
<tr>
<td>508340100</td>
<td>1608 Guild Road</td>
<td>0.10</td>
</tr>
</tbody>
</table>

### Table 8. Guild Road Industrial Park II Inventory

<table>
<thead>
<tr>
<th>Address</th>
<th>Tenant</th>
<th>Use</th>
<th>Approximate Building Size (sf)</th>
<th>Construction Type</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parcel 508730100</td>
<td>N/A</td>
<td>Agriculture/Vacant</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>1620 Guild Road</td>
<td>Residence</td>
<td>Single-Family Residence</td>
<td>1,942</td>
<td>1-story, wood-framed</td>
<td>Fair</td>
</tr>
<tr>
<td>1608 Guild Road</td>
<td>Residence</td>
<td>Single-Family Residence</td>
<td>2,131 (Residence) and 588 (Attached Garage)</td>
<td>2-story, wood-framed</td>
<td>Fair</td>
</tr>
</tbody>
</table>

### Public Street Access

Guild Road Industrial Park II is located approximately 1 mile west of I-5. The site can be accessed by Exit No. 21 from I-5 southbound. The I-5 exit initially connects with West Scott Avenue, a two-lane minor arterial road that turns into Guild Road, a local street.

### Rail Access

No rail access is provided to the site.

### Sanitary Sewer

The sanitary sewer collection system is maintained by the City of Woodland. The properties connect to an interceptor that runs in the north-to-south direction along Pekin Road.

### Water

Potable water is supplied by the City of Woodland. The site is serviced by a 12-inch water line that extends to 1435 Guild Road.

### Electrical Power

Electrical power is provided by the Cowlitz Public Utility District.

### Natural Gas

Natural gas is provided by Cascade Natural Gas.

### Communication

Telecommunication services are provided by Verizon and Comcast.
**Stormwater**

A drainage ditch and one catch basin are located along the south side of Guild Road.

![Photo 17. 1620 Guild Road Residence](image)

![Photo 18. 1608 Guild Road Residence](image)
Port of Woodland
Facility Condition Assessment

Martin’s Bar North and South
8.0 MARTIN’S BAR NORTH AND SOUTH

Overview
The Port owns two properties at the Martin’s Bar sites (see Table 9). The Martin’s Bar North and South site is an approximate 62-acre site and is located along the Columbia River. The site is divided by a 9-acre parcel owned by Washington Department of Fish and Wildlife and the divided site is referred to as North Martin’s Bar and South Martin’s Bar. Both Martin’s Bar properties have access to deep water with approximately 2,000 feet of shoreline frontage at each property. The site needs utility connections if future development is proposed. The properties are zoned for heavy industrial use and are currently occupied by interim uses. The tenants and the uses, approximate sizes, and conditions of the Martin’s Bar properties are listed below in Table 10.

Table 9. Martin’s Bar Properties

<table>
<thead>
<tr>
<th>Tax Lot Number</th>
<th>Address</th>
<th>Size (acres)</th>
<th>Site</th>
</tr>
</thead>
<tbody>
<tr>
<td>WB1502002</td>
<td>1635 Dike Road</td>
<td>33.42</td>
<td>North Martin’s Bar</td>
</tr>
<tr>
<td>WB1503002</td>
<td>N/A (Dike Road)</td>
<td>28.43</td>
<td>South Martin’s Bar</td>
</tr>
</tbody>
</table>
Table 10. Martin’s Bar North and South Inventory

<table>
<thead>
<tr>
<th>Address</th>
<th>Tenant</th>
<th>Use</th>
<th>Approximate Building Size (sf)</th>
<th>Construction Type</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>1635 Dike Road</td>
<td>M&amp;J Frams</td>
<td>Grazing, agriculture</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>N/A (Parcel WB1503002)</td>
<td>J. L. Storedahl and Sons</td>
<td>Dredge material disposal site</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td></td>
<td>Bong Horse Pasture</td>
<td>Livestock</td>
<td>384</td>
<td>1-story, wood-framed horse stall</td>
<td>Poor</td>
</tr>
</tbody>
</table>

Public Street Access
The Martin’s Bar properties are located approximately 2.2 miles west of I-5. The site can be accessed by Exit No. 22 from I-5 northbound. The I-5 exit initially connects with Dike Access Road, a two-lane minor arterial road that turns into Dike Road, a local street.

Rail Access
No rail access is provided to the site.

Marine Access
The South Martin’s Bar property is currently used for recreational boating and fishing through a Port access pass. Boaters access the Columbia River at their own risk to launch boats from raw ground. The site is not a recreational site and has potential for deep-draft marine terminal development.

Sanitary Sewer
No sanitary sewer is provided on site.

Water
Water is available from private wells.

Electrical Power
Electrical power is provided by the Cowlitz Public Utility District.

Natural Gas
No natural gas serves the site.

Communication
No information available.

Stormwater
Stormwater on the site infiltrates or sheet flows on the properties.
Photo 19. 1635 Dike Road

Photo 20. J.L. Storedahl Truck Entrance
Photo 21. J.L. Storedahl Weigh Station

Photo 22. Bong Horse Pasture
Photo 23. South Martin's Bar – Parking Lot

Photo 24. Lions Day – adjacent to Martin’s Bar (not Port property)
9.0 **AUSTIN POINT**

**Overview**
The Port owns six properties at the Austin Point site (see Table 11). It is an approximately 132-acre site located along the Columbia River, with 40 acres of usable area. The Port owns an additional 34 acres for future rail development. The Austin Point site has access to deep water, including approximately 4,250 feet of shoreline frontage. The site needs utility connections if future development is proposed. The tenants and the uses, approximate sizes, and conditions of the Austin Point site are listed below in Table 12.

![Figure 7. Aerial of Austin Point](image-url)
Table 11. Austin Point Properties

<table>
<thead>
<tr>
<th>Tax Lot Number</th>
<th>Address</th>
<th>Size (acres)</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>WB3513004</td>
<td>N/A</td>
<td>29.88</td>
<td>Rail</td>
</tr>
<tr>
<td>WB3504002</td>
<td>N/A</td>
<td>2.19</td>
<td>Rail</td>
</tr>
<tr>
<td>WB3612003</td>
<td>N/A</td>
<td>2.07</td>
<td>Rail</td>
</tr>
<tr>
<td>WB3513002</td>
<td>N/A</td>
<td>8.75</td>
<td>Vacant</td>
</tr>
<tr>
<td>WA0202002</td>
<td>3905 Dike Road</td>
<td>20.00</td>
<td>West Coast Training and Vacant</td>
</tr>
<tr>
<td>WA0203001</td>
<td>N/A</td>
<td>104.00</td>
<td>Vacant</td>
</tr>
</tbody>
</table>

Table 12. Austin Point Inventory

<table>
<thead>
<tr>
<th>Address</th>
<th>Tenant</th>
<th>Use</th>
<th>Approximate Building Size (sf)</th>
<th>Construction Type</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>3905 Dike Road</td>
<td>West Coast Training</td>
<td>Heavy equipment operator school</td>
<td>2,000</td>
<td>Sheet metal warehouse</td>
<td>Fair</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Various ancillary buildings</td>
<td></td>
<td>Pre-fabricated</td>
<td>Fair</td>
</tr>
</tbody>
</table>

Public Street Access
The Austin Point properties are located approximately 5 miles west of I-5. The site can be accessed by Exit No. 22 from I-5 northbound. The I-5 exit initially connects with Dike Access Road, a two-lane minor arterial road that turns into Dike Road, a local street.

Rail Access
No rail access is provided to the site.

Marine Access
The site has shoreline access and potential for deep-draft marine terminal development.

Sanitary Sewer
No sanitary sewer is provided on site.

Water
Water is available from private wells.

Electrical Power
Electrical power is provided by the Cowlitz Public Utility District.

Natural Gas
No natural gas serves the site.

Communication
No information available.
**Stormwater**

Stormwater on the site infiltrates or sheet flows on the properties.

*Photo 25. West Coast Training*

*Photo 26. West Coast Training*
10.0 PEKIN INDUSTRIAL PARK

Overview
The Port owns two properties at the Pekin Industrial Park facility (see Table 13). The Pekin Industrial Park is an approximate 4-acre site and is located adjacent to the intersection of West Scott Avenue and North Pekin Road. The site consists of two industrial tenants that each use a portion of the two parcels. Both parcels are currently on the market for sale. The tenants and the uses, approximate sizes, and conditions of the buildings at Pekin Industrial Park are listed below in Table 14.

![Aerial of Pekin Industrial Park](image)

Table 13. Pekin Industrial Park Properties

<table>
<thead>
<tr>
<th>Tax Lot Number</th>
<th>Address</th>
<th>Size (acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>50740</td>
<td>428 N. Pekin Road</td>
<td>1.1</td>
</tr>
<tr>
<td>50741</td>
<td>N/A</td>
<td>2.7</td>
</tr>
</tbody>
</table>
### Table 14. Pekin Industrial Park Inventory

<table>
<thead>
<tr>
<th>Address</th>
<th>Tenant</th>
<th>Use</th>
<th>Approximate Building Size (sf)</th>
<th>Year Built</th>
<th>Construction Type</th>
<th>Condition</th>
<th>Known Deficiencies / Maintenance Needed</th>
</tr>
</thead>
<tbody>
<tr>
<td>N/A (Parcel 50741)</td>
<td>Quality Marine Services</td>
<td>Boating equipment</td>
<td>2,400</td>
<td>Unknown</td>
<td>60' x 40' sheet metal, 2-bay warehouse</td>
<td>Fair</td>
<td>Possible upgrade to fire suppression system</td>
</tr>
<tr>
<td>428 N. Pekin Road</td>
<td>Gardner Trucking</td>
<td>Trucking facility</td>
<td>2,500</td>
<td>Unknown</td>
<td>50’ x 50’ sheet metal, 1-story office building</td>
<td>Fair</td>
<td>Drainage improvements to parking lot; asphalt paving on existing gravel parking lot</td>
</tr>
</tbody>
</table>
Public Street Access
Pekin Industrial Park is located approximately 0.5 mile west of I-5. The site can be accessed by Exit No. 21 from I-5 southbound. The I-5 exit initially connects with West Scott Avenue and provides access to North Pekin Road. West Scott Avenue and North Pekin Road are two-lane minor arterial roads.

Rail Access
No rail access is provided to the site.

Sanitary Sewer
The sanitary sewer collection system is maintained by the City of Woodland. An interceptor runs in the north-to-south direction along Pekin Road.

Water
Potable water is supplied by the City of Woodland. Pekin Industrial Park is serviced by a 12-inch PVC water line.

Electrical Power
Electrical power is provided by the Cowlitz Public Utility District.

Natural gas
Natural gas is not currently provided at the properties.

Communication
Telecommunication services are provided by Verizon and Comcast.

Stormwater
A bioswale along Scott Avenue collects some of the stormwater from the Pekin Industrial Park; however, the parking lot does not have any drainage.
Photo 28. Gardner Trucking Offices

Photo 29. Gardner Trucking Yard
Photo 30. Quality Marine Services
Port of Woodland
Facility Condition Assessment

Port Authority-Owned Parcels
11.0 PORT AUTHORITY-OWNED PARCELS

Overview
The Port owns seven properties in conjunction with the Port of Kalama, the Port of Longview, and the Port of Vancouver (see Table 15). The parcels owned by the Port Authority include portions of Cottonwood Island in the Columbia River near Kalama and a vacant, undeveloped site adjacent to I-5 in Woodland. Cottonwood Island is used to dispose material dredged from the Columbia River. A visual site reconnaissance was not performed on the Port Authority-owned properties.

Table 15. Port Authority-Owned Properties

<table>
<thead>
<tr>
<th>Tax Lot Number</th>
<th>Location</th>
<th>Size (acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>WH1400001</td>
<td>Cottonwood Island</td>
<td>111.00</td>
</tr>
<tr>
<td>WH2502001</td>
<td></td>
<td>211.73</td>
</tr>
<tr>
<td>WH1312001</td>
<td></td>
<td>28.49</td>
</tr>
<tr>
<td>WH1416001</td>
<td></td>
<td>56.03</td>
</tr>
<tr>
<td>WH2301001</td>
<td></td>
<td>31.00</td>
</tr>
<tr>
<td>WH2415001</td>
<td>Robinson Road, Woodland, WA</td>
<td>372.49</td>
</tr>
<tr>
<td>508550100</td>
<td>Robinson Road, Woodland, WA</td>
<td>72.79</td>
</tr>
</tbody>
</table>

Public Street Access
Parcel 508550100 can be accessed by Exit No. 23 from I-5. The I-5 exit initially connects with Dike Access Road, a two-lane minor arterial road, and provides access to Robinson Road, a local street.

Rail Access
No rail access is provided to the site.

Sanitary Sewer
No information available.

Water
No information available.

Electrical Power
No information available.

Natural Gas
No information available.

Communication
No information available.

Stormwater
No information available.
12.0 REFERENCES


Stepp, Bart. 2015. Email communication regarding City of Woodland sewer improvements. 8 September 2015.