

Appendix D

Future Planned Development

US 101 Regional Circulation Project Growth and Development

The following projects affect the rate of travel along the US 101 Corridor. Impacts are grouped within the corridor by city and agency and outside of the corridor by city. Also included is general discussion related to county-wide housing and tourism.

Within the Corridor

City of Aberdeen

- Sargent Blvd and Highway 12 – Proposed construction of a \$45 million Sierra Pacific Dimension mill with an estimated 150 new jobs.
- Fleet Street/Pioneer Blvd. (Think of Me Hill) – Proposed 200 home development with man made lake.
- E. Heron and G Streets – (Foot of Chehalis River Bridge) Union gospel Mission renovation. Includes demo of building on corner and construction of parking lot and 5,000 sq ft storage building, installation of an elevator and total interior renovation.
- W. Heron & K Streets (Currently the Washington Apartments) - A multi-million dollar 4 star luxury hotel renovation complete with retail space and restaurants. Interior demolition scheduled to begin fall of 2006. Associated with the hotel renovation is the construction of a three story, 300 vehicle public parking structure within 2 blocks of the hotel.
- Oak, Cannon, and Hillcrest Streets, Anderson Drive (Hospital Hill) – Proposed 200 home development.

City of Cosmopolis

- The City recently completed a waterfront development rezone to encourage the siting of retail and office buildings.
- Highway 101 at edge of City limits (Highland Golf Course) - Redevelopment of golf course with additional holes surrounded by three new housing developments; 400 unit total potential.

City of Hoquiam

- Port Industrial Road (vicinity of Myrtle St and John Stevens Way) – Proposed construction of new multi-million dollar biodiesel generation facility. Estimated 200 new construction jobs and 50 +/- family-wage operation jobs. Facility opening scheduled for July of 2007.
- John Stevens Way (Port of Grays Harbor) - Paneltech International expansion (\$5.52 million) allows for the replacement of a 40,000 sq. ft. manufacturing facility on Port property in Hoquiam. The project will result in an additional 51 family wage jobs and the retention of 270 manufacturing jobs.
- 28th Street and John Stevens Way (Port of Grays Harbor) - Westport Shipyard Expansion (\$4.5 million) to replace an existing rail distribution center and

- relocate existing tenants to new building on the site. This project will result in an additional 120 family wage jobs, retention of an existing 520 jobs.
- 23rd St/Bay Ave. (Grays Harbor Paper) - A wood waste biomass generation facility is in the planning stages. When complete the facility will provide 30 new family wage jobs
 - 11th & K Streets (Port of Grays Harbor IDD 1 site) - Proposed site of WSDOT construction yard (pontoon construction for 520 bridge). Estimated total 450 new construction jobs to the area.
 - East Hoquiam (City officials would not be more specific.) – Proposed 100 home development on 28 acres.

Port of Grays Harbor

Projects affecting jobs and increased cargo/freight capacity include:

- Port Industrial Road Safety and Mobility Improvements, Phase I (\$1.8 million) will allow for the design and construction of a third lane to facilitate turning movements without impeding the flow of freight.
- Deeper Draft (\$12 million) will allow the harbor to be dredged to its fully authorized depth of 38 feet in order to accommodate new increased vessel sizes.
- AGP export facility storage, terminal 2, Phase I (\$9.5 million) to accommodate the construction of a grain products storage facility. Phase I will include land stabilization, rail infrastructure and navigational channel improvements resulting in a doubling of the volume, vessel traffic and employment at the facility. Facility currently supports over 25 full time maritime positions with \$125 million in United States exports.

Outside of Corridor

City of Westport

- *The Links at Half Moon Bay* project in Westport is in the final phases of permitting. This Scottish links-style golf course, condo, hotel, and restaurant resort development will bring tourists traveling through State Route 105.
- *Westport by the Sea*, a condominium resort, is a new development that consists of 96 units and a new phase has just been permitted for another 99 units. Total investment in this project will be \$80 million. Jobs generated – 50.
- *Islander Hotel and Harbor Resort*, a destination point with retail opportunities and condos is a \$27.4 million venture generating over 60 jobs.
- Westport Shipyards (at Westport) expansion will add another 75 employees to their 400-person payroll
- Ocean Gold Processing is expanding to new facilities at Firecracker Point, adding another 40+ jobs.

City of Ocean Shores

- Recently completed and opened a \$20 million Convention Center and a new hotel and water park.
- The city set an all time record for new home construction issuing 225 building permits in 2005, a 60% increase over 2004 figures. However, as of the first

quarter of 2006 the city has already issued 228 building permits for new home construction.

- A \$23 million LID for citywide repaving has been approved and the city is embarking on a major cleanup of its lakes and fresh waterways.

Housing

There are currently 19 residential developments throughout County Grays Harbor. The County is experiencing a housing boom with the highest growth occurring in our coastal communities.

North Beach areas in the county are witnessing large developments:

- Seabrook (a \$65,000,000, 400+ home residential project) on SR 109 just south of Moclips, is planned to accommodate 1,200+.
- Hogan's Corner (SR 109/115) adjacent to Ocean Shores is a mixed-use plan including condominiums, hotel, golf course, retail and business park is a \$330,000,000 planned investment.

The cities of Ocean Shores and Westport continue their trend of consecutive record breaking years for building permits. Countywide permits for single family homes in 2005 increases by 6.5% over the previous year. There were 7,396 taxable real estate sales, providing a 26.7 % revenue increase over 2004.

Tourism

Tourism is a growth industry drawing over 4 million people to Grays Harbor in 2005. Grays Harbor Tourism has initiated a strong TV advertising campaign and website visits to their site have increased by 48%. Hotel motel taxes demonstrate a 10% annual growth rate. Retail sales support this upward trend. Between 2003 and 2004 retail sales increased by 5.1%. Between 2004 to 2005 retail sales county-wide increased by 14.8%.