



# SCAPPOOSE *Oregon*

**THURSDAY, JUNE 26, 2025**

**ECONOMIC DEVELOPMENT COMMITTEE MEETING AGENDA**

**REGULAR MEETING AT 12:00 PM**

**33568 E COLUMBIA AVE; SCAPPOOSE, OR 97056 & MICROSOFT TEAMS (HYBRID)**

*Please submit public comment to N.J. Johnson at [njohnson@scappoose.gov](mailto:njohnson@scappoose.gov) or in writing to Scappoose City Hall (33568 E Columbia Ave; Scappoose, OR 97056) by June 25, 2025 at 5:00 pm. Public comment can also be made verbally at the beginning of scheduled meetings.*

*This meeting will be conducted in an accessible room. If special accommodations are needed, please contact City Recorder Susan M. Reeves at (503) 543-7146, ext. 224 in advance.  
TTY 1-503-378-5938*

## Topic

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- |           |   |                 |
|-----------|---|-----------------|
| <b>1.</b> | <b>Call to order</b>  | <b>12:00 pm</b> |
| 1.1.      | Approval of Agenda: June 26, 2025   |                 |
| 1.2.      | Approval of Minutes: May 15, 2025   |                 |
| 1.3.      | Public Comment  |                 |
| <b>2.</b> | <b>New Business</b>   | <b>12:05 pm</b> |
| 2.1.      | <b>Updates</b> Community Partners <ul style="list-style-type: none"> <li>• Columbia Economic Team</li> <li>• Scappoose City Council</li> <li>• Columbia County</li> <li>• PCC OMIC</li> <li>• Port of Columbia County</li> <li>• Columbia River PUD</li> <li>• Scappoose Public Library</li> <li>• City of Scappoose</li> </ul> |                 |
| 2.2.      | <b>Presentation</b> Columbia Feed & Supply Urban Renewal Grant Application<br>Jonathan Mask   |                 |
| 2.3.      | <b>Presentation</b> A+W Enterprises LLC Urban Renewal Grant Application<br>Winston Sandino  |                 |
| 2.4.      | <b>Vote</b> Urban Renewal Grant Program Funding Recommendation  |                 |
| 2.5.      | <b>Presentation</b> State of Businesses in Columbia County<br>Jason Moon, Director, Columbia County Small Business Development Center   |                 |
| 2.6.      | <b>Finalize</b> Economic Development Strategic Plan   |                 |



# SCAPPOOSE *Oregon*

- 2.7. **Vote** Cancel July 17, 2025 Meeting
- 3. Announcements** **1:25 pm**
- 3.1. Next meetings
- July 17, 2025 at 12:00 pm (unless canceled)
  - August 21, 2025 at 12:00 pm
  - September 18, 2025 at 12:00 pm
- 4. Adjourn** **1:30 pm**



# SCAPPOOSE *Oregon*

THURSDAY, MAY 15, 2025

ECONOMIC DEVELOPMENT COMMITTEE MEETING MINUTES

REGULAR MEETING AT 12:00 PM

33568 E COLUMBIA AVE; SCAPPOOSE, OR 97056 & MICROSOFT TEAMS (HYBRID)

*Disclaimer: These minutes are intended to summarize the conversations that took place in this meeting rather than provide a full transcript. Anyone wishing to view the full conversation can find a recording of this meeting on YouTube at: <https://youtu.be/ohSXseAimpE>*

**Attendees:** Chair Christine Turner, Vice Chair Karl Fenstermaker, Committee Member Brian Rosenthal, Committee Member George Hafeman, Committee Member Paul Fidrych, Alternate Committee Member Brenda Michael, City Councilor Jeannet Santiago, Columbia County Commissioner Casey Garrett, Port of Columbia County Commissioner Nancy Ward, Columbia River PUD Administration/Public Relations Manager Gina Sisco, Scappoose Public Library Director Jeff Weiss, City Manager Ben Burgener, Assistant to City Manager/City Planner N.J. Johnson, Mayor Joe Backus

**Committee Members Absent:** Sean Findon, David Sideras, Judy Isaman

1. **CALL TO ORDER**

The meeting was called to order at 12:03 pm by Vice Chair Karl Fenstermaker (in chair).

**1.1 Meeting Agenda**

Paul made a motion to approve the May 15, 2025 agenda. Brian seconded. The motion passed unanimously.

**1.2 Meeting Minutes**

Brian made a motion to approve the April 17, 2025 minutes. George seconded. The motion passed unanimously.

**1.3 Public comment**

*No public comment.*

2. **NEW BUSINESS**

**2.1 Economic Development Strategic Plan Workshop**

Vice Chair Karl Fenstermaker: We'd like to put a bow on this plan and have it be completed. NJ, what are next steps after this conversation?

NJ: I envision you all discussing and making any last changes, finalizing it at the next EDC meeting, and then presenting it to Council. As we've discussed from the impetus of this, this is not a master plan in the way the City typically uses that phrase; it's more of a document to bring everyone to a common understanding of what the City's goals and strategies are on a very broad level. After this will likely be a Downtown Strategic Plan



that Laurie is currently seeking grants for.

Paul: Brian, you say in Appendix B that you have vacant buildings. Why is that?

Brian: A lot of business types that used to need physical spaces in a town like Scappoose no longer do because of changes in technology and the economy. I used to rent to a photography studio and I don't expect I ever will again. When people say that we need more commercial retail spaces, what they really need is a 500-square-foot unit for \$800 a month. That doesn't exist because you can't make any money off that. We can develop downtown if there are more food options there. Another element to retail is that there needs to also be a service component to it like a frame shop. If it's just retail, people are going to think of Fred Meyer, Walmart, and Amazon more often than they think of a new small business that's just has the product. I've had a lot of retail tenants over the years, none of them have succeeded, and they're all disappointed at how few people utilize small local businesses.

Paul: It would be great to have commercial and industrial structures that allow you to expand as your business grows. It could be mixed use with residential, office, and retail.

Brian: I think that's a really good point. A consistent problem with Columbia County in general is that we devote all our attention to big fish businesses and just let medium and small fish swim by. I'd like to make sure we're maintaining an adequate amount of industrial land to accommodate all sizes of industrial development.

Vice Chair Karl Fenstermaker: I can put that in.

Brian: I would remove "Eliminate or reduce SDCs" from Programs, Actions, and Levers because it's just not viable for the City to do that.

NJ: You could replace it with "defer SDCs" so that developers have their financing in place before paying them.

Brian: That's a good idea. I also don't like public-private partnerships. It tends to be they split the work but the private side runs away with all the money.

NJ: You have to be careful with them. In addition to financing, a city our size can't drop everything and do a ton of work to support a single project.

Ben: It of course depends on how you structure it. Gresham is really proud of theirs and seems to work for developers, the City, and the community.

Vice Chair Karl Fenstermaker: These are great suggestions. I'm going to take these and make some edits. If you have any other redline comments, let me know well before the next meeting and I will get those in. Next meeting, we can do a final thumbs up on this.

### **3. ANNOUNCEMENTS AND NEXT MEETINGS**

- Next meetings
  - June 26, 2025 at 12:00 pm



# SCAPPOOSE

*Oregon*

- July 17, 2025 at 12:00 pm
- August 21, 2025 at 12:00 pm
- Scappoose Outdoor Fun Festival
  - Saturday, May 31, 2025 from 10:00-8:00 at Heritage Park
- Scappoose Farmers Market
  - Every Saturday from 9:00-2:00 on SE 2nd Street

**4. Meeting adjourned at 12:46 pm.**

DRAFT



# Urban Renewal Grant Application

Scappoose Urban Renewal Agency

33568 E Columbia Ave. Scappoose, OR 97056 | (503) 543-7184 | [www.scappoose.gov](http://www.scappoose.gov)

**\*Please refer to the Process section before completing form.\***

## APPLICANT INFORMATION

Applicant name: Jonathan Mask Submission date: 6/9/25

Applicant relationship to project: Business Owner

Applicant mailing address: PO Box 430, Scappoose, OR 97056

Applicant phone number: 503-505-4892 Applicant email: jjmask23@gmail.com

## BUSINESS INFORMATION

Business name: Columbia Feed & Supply

Business address: 33559 NE Prairie St., Scappoose, OR

Property owner name: 33559 Prairie, LLC. (Jonathan Mask, Mgr)

Property owner email: jjmask23@gmail.com

Year building was built: 1974 Year of most recent exterior improvements: unknown

Business description (goods and/or services provided): As it is now: Feed, Seed, Farm Supply.

Soon to be: see attached Mission/Strategies/Products/services.

Business days and hours of operation: Mon-Sat 8am-5pm. Open later once attached description is executed.

Type of organization (e.g. corporation, sole proprietorship, LLC, nonprofit, etc.): LLC

Age of business: 51 years (previous owner) Number of employees: 3+

Does your business have other locations outside of Scappoose? If so, approximately how many? No

Is your business located in the City's Downtown Overlay? (Boundary map attached)  Yes  No

Has your business received an Urban Renewal grant in the current fiscal year?  Yes  No

Does the applicant or the site have an active violation with the Scappoose Municipal Code?  Yes  No

**PROJECT INFORMATION**

Project address: Same as business address.

Description of proposed project: New board and batten cedar siding on west and south facing exterior walls of main retail space. <sup>New</sup> Douglas Fir wood timber frame awning off of south facing exterior wall of main retail space. New douglas fir entry doors of main retail space. Pressure wash, prime, and paint North facing exterior wall (alley way), East, south facing warehouse exterior wall, and entire mechanic shop. Other exterior walls not mentioned to be pressure washed only. Some gutter work, steel metal siding base plate additions, and metal siding repair.

Parking Lot repair and resurface. Also, new windows on South & West facing walls

Anticipated project start date: Asap Anticipated project completion date: Asap

Estimated total project cost: \$85,505.<sup>00</sup> Grant request amount: \$42,752.50

Specific element(s) of the project seeking funding: See above.

Source(s) of matching funds and overall project funds:

Business owners savings.

Have you received the necessary approvals and permits from the Community Development Department (Planning, Engineering, and Building)?<sup>1</sup>  Yes  No

If no, what approvals or permits are still needed?<sup>1</sup> TBD. Maybe only approvals. Permits may not be required.

<sup>1</sup> If you are unsure, please contact the Community Development Center at (503) 543-7184.

How would the proposed project **increase economic activity**?

The proposed updates to Columbia Feed & Supply's building will help draw in more of our local citizens, and passersby (a broader demographic than present) to spend their money locally. Once inside and around our refreshed building, they will see there's no need to travel elsewhere to find the very best Columbia County has to offer in food, beverage, finely crafted goods, and supplies for healthy living. The store will inspire them to spend their money in Scappoose! I left out Feed & Farm goods, as this part of the business is already well established. We are striving to expand our products and services that most would only expect to find in a larger city/neighborhood.

How would the proposed project **promote economic tourism**?

Food & Beverages are the common denominator for every living being. By offering the very best Columbia County has to offer, CF&S will target and attract the following: CZ Trail trekkers, the Mtn Bike community, those headed to and from Scappoose Bay Marina, those headed to and from the coast, Fishermen, Hunters, Gatherers, Outdoor enthusiasts, Local Farmers Market, Motorcyclists headed up Scappoose-Vernonia Hwy, Makers, Farmers, and Artists.

We will work to promote our business with the aforementioned enthusiasts.

Once inside the store, they will see there's other products and services they may need, thus creating compounding value and interest to locals and visitors alike.

How would the proposed project **create local jobs**?

We see our employee count expanding to at least 6 or 7 in the next couple of years as business grows.

In an indirect way, we hope to inspire others to start businesses, or expand their current business in Scappoose.

How would the proposed project **attract new investment**?

Investors are looking for signs of up and coming hot spots, where others are beginning to invest. We are starting this by beautifying our space and expanding the business in the heart of Scappoose.

How would the proposed project **inspire community pride**?

When a community member says, "I don't need to drive to Portland or over the hill to Hillsboro or Beaverton because CF&S has great food, beverages, finely crafted goods, and supplies for healthy living at competitive prices," they are able to stay local and live local, which helps inspire community pride.

How would the proposed project **improve the visual appearance** of the area?

Currently, CF&S is somewhat of an eyesore with its peeling paint, unmarked, cracked asphalt parking lot, and dated curb appeal. By installing new cedar board and batten siding, a timber frame awning, and updated windows, the visual appearance of the store will improve dramatically.

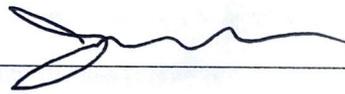
**PROPERTY OWNER AUTHORIZATION**

MGR of 33559 Prairie, LLC

I, Jonathan Mask, \_\_\_\_\_, certify that I am the property owner (hereinafter referred to as "Owner") of the building located at 33559 NE Prairie St.; Scappoose, OR 97056 (hereinafter referred to as "Building"). I authorize CF&S, LLC (Columbia Feed & Supply) the business housed in my Building (hereinafter referred to as "Business"), to accept grant funds from the Scappoose Urban Renewal Agency and to complete the work described in this application form and supporting documents.

By signing below, Owner certifies that all information provided in this section is true to the best of Owner's knowledge.

Owner Name (printed): Jonathan Mask

Owner Signature:  Date: 6/9/25

**STATEMENT OF UNDERSTANDING**

The applicant understands that the City of Scappoose must approve the proposed project. Certain changes or modifications may be required by the City prior to final approval. Any work commenced prior to a commitment letter issuance will not be eligible for reimbursement and any work deviating from approved work must be pre-approved by the Urban Renewal Agency to be eligible for reimbursement. If awarded, a W-9 will be required to be submitted to the City.

Applicant Name (printed): Jonathan Mask

Applicant Signature:  Date: 6/9/25

**CERTIFICATION BY APPLICANT**

The applicant certifies that all information in this application and all information furnished in support of this application is given for the purpose of obtaining a grant and is true and complete to the best of the applicant's knowledge and belief.

Applicant Name (printed): Jonathan Mask

Applicant Signature:  Date: 6/9/25

## SUBMITTAL CHECKLIST

- Pre-proposal meeting with staff held
- Application form with all prompts completed (including signatures)
- Copy of Scappoose Business License (if already an existing business in Scappoose)
- Concept design/plans/imagery of proposed improvements
- Detailed written description of materials, colors, and other design features to be used in the project
- Materials board that visually conveys the materials, colors and other design features to be used in the project
- Improvement schedule for project
- Three (3) or more professional quotes with detailed line-item expenses eligible for grant reimbursement and the total project cost. *Only able to get (2) professional quotes for main portion of project (siding, windows, awning)*
- Attachment of written responses (if prompts do not provide sufficient space)
- Digital copy of all materials (email or flash drive guidelines below)
- Other materials/information requested by the City

## SUBMISSION INSTRUCTIONS

Please submit a digital copy of the entire application package using one of the following methods:

1. Email all files to [njohnson@scappoose.gov](mailto:njohnson@scappoose.gov)
2. Bring a thumb drive containing all submission files to the Scappoose Community Development Center (closed Friday) or Scappoose City Hall

## PROGRAM CONTACT

N.J. Johnson, Assistant to City Manager/City Planner  
(503) 543-7184, ext. 403  
[njohnson@scappoose.gov](mailto:njohnson@scappoose.gov)

Capital Builders LLC  
 PO Box 1246  
 Scappoose OR 97056-1246

# QUOTE

Date	Estimate #
5/29/2025	2025-053

## Ship To

Columbia Feed & Supply, Inc.  
 Jonathan Mask  
 33559 NE Prairie St  
 Scappoose, OR 97056

Columbia Feed & Supply, Inc.  
 Jonathan Mask  
 33559 NE Prairie St  
 Scappoose, OR 97056

Terms	Project
50% down, balance on completion	

Proposal	Description
	<p>Cut concrete or asphalt 24x24 inches under 6x6 future posts, excavate down 24 inches and pour concrete footings for free standing front porch roof. Cut for trenching from new downspout to existing rain drain on corner of building. Connect</p> <p>Create a wood timber frame of 6x6 doug fir posts, 4x10 doug fir beams and one single 4x10 glulam.</p> <p>Provide and install metal roofing and new gutter and downspout.</p>
02.1 Building Permits 02.2 Plumbing Permits 78 Specialty 05.1 Dig out 05.4 Haul-off 06.2 Material 06.1 Labor 07.3 Framing Labor 07.1 Lumber 07.1 Lumber 07.1 Lumber 07.1 Lumber 07.1 Lumber 07.1 Lumber 11.2 Metal Roof 11.5 Labor	Building Permits by others Plumbing Permit for rain drain Saw Cutting Dig out Haul-off 4000 PSI Concrete Foundation Labor Framing Labor Glulam 4"x10"x30' for cantilever Nine Posts 6"x6" Sixteen 4"x10" Beams for 4' span on metal roofing 4"x10" Knee Brace material Simpson Black Structural Hardware Allowance 36 pieces @\$50= \$1800 Simpson Black Knee Brace Connector 18 pieces 24 gauge 16" wide Metal Roof with hidden fasteners Premium Tightlock 24 GA in a standard color Roofing Labor Installation

Please See General Addendum for Additional Terms and Conditions.

Thank you for the opportunity!

## Total

Phone #	Fax #	E-mail	Web Site
503-892-2955	503-892-2956	davidsideras@gmail.com	www.capitalbuilders.biz

Capital Builders LLC  
 PO Box 1246  
 Scappoose OR 97056-1246

QUOTE	
Date	Estimate #
5/29/2025	2025-053

Columbia Feed & Supply, Inc.  
 Jonathan Mask  
 33559 NE Prairie St  
 Scappoose, OR 97056

Ship To  
 Columbia Feed & Supply, Inc.  
 Jonathan Mask  
 33559 NE Prairie St  
 Scappoose, OR 97056

Terms	Project
50% down, balance on completion	

Proposal	Description
12 Gutters & Downspouts  13.1 Material 13.2 Labor Installation	6K continuous gutters with corrugated downspouts for the rear of the main building and the right side of the detached garage, as well as on the new drip edge of porch. Includes repairs to existing front gutter where needed. Rain Drain Material Labor Installation Rain Drain  Capital Builders LLC General Terms & Conditions apply.  If permits are required, rated lumber from Parr Lumber will be required. If Heller can rate his own lumber, that is also acceptable, but it must be an official lumber rating. If permits are not required, the lumber can be sourced through Heller without rating (as long as they match the species and size on the plans)

Please See General Addendum for Additional Terms and Conditions.  Thank you for the opportunity!			<b>Total</b> \$41,994.91
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Phone #	Fax #	E-mail	Web Site
503-892-2955	503-892-2956	davidsideras@gmail.com	www.capitalbuilders.biz

Capital Builders LLC  
 PO Box 1246  
 Scappoose OR 97056-1246

# QUOTE

Date	Estimate #
5/29/2025	2025-052

## Ship To

Columbia Feed & Supply, Inc.  
 Jonathan Mask  
 33559 NE Prairie St  
 Scappoose, OR 97056

Columbia Feed & Supply, Inc.  
 Jonathan Mask  
 33559 NE Prairie St  
 Scappoose, OR 97056

Terms	Project
50% down, balance on completion	

Proposal	Description
07.1 Lumber 07.3 Framing Labor 27.4 Material 14.1 Material 14.1 Material 14.1 Material 14.1 Material 14.2 Labor  14.2 Labor 14.1 Material 07.1 Lumber	<p>Add pressure treated furring strips to three facade walls equaling approximately 131 linear feet facing South and West, foam seal new furring entirely with Great Stuff, provide and apply tight knot cedar board and batten, trim windows and doors, apply corners for a finished look</p> <p>Pressure treated furring for future siding attachment            Framing Labor            Great Stuff and hardware cloth            TKC 1x12 linear feet            TKC 1x3 or 1x2 linear feet            TKC 1x4 linear feet            TKC 2x12x8 linear feet            Siding Labor</p> <p>Optional:            Delete Hwy Frontage, subtract \$5360            Delete Hwy Frontage, subtract \$8600            Delete Hwy Frontage, subtract \$333</p> <p>Capital Builders LLC General Terms &amp; Conditions apply.</p>

Please See General Addendum for Additional Terms and Conditions.

Thank you for the opportunity!

**Total**

\$49,285.86

Phone #	Fax #	E-mail	Web Site
503-892-2955	503-892-2956	davidsideras@gmail.com	www.capitalbuilders.biz

Capital Builders LLC  
 PO Box 1246  
 Scappoose OR 97056-1246

# QUOTE

Date	Estimate #
4/28/2025	2025-131

## Ship To

Columbia Feed & Supply, Inc.  
 Jonathan Mask  
 33559 NE Prairie St  
 Scappoose, OR 97056

Columbia Feed & Supply, Inc.  
 Jonathan Mask  
 33559 NE Prairie St  
 Scappoose, OR 97056

Terms	Project
50% down, balance on completion	

Proposal	Description		
14.2 Labor 14.2 Labor 14.1 Material 14.1 Material 14.1 Material  14.1 Material 09.1 Vinyl 09.3	<p>Limb up tree so that it is not interfering with painting or siding repairs.            Pressure wash both buildings from top of gutters to bottom drip edge will be necessary, but will be done by others            Remove and replace all vertical siding corners.            Remove and replace bottom drip edge or add bottom drip edge where needed on main building and small equipment garage.            Filling screw holes as needed will be done by others</p> <p>Pressure washing labor by others            Labor to add new corners and bottom drip edge, add galvanized hardware cloth to soffit above main door            Material: Heavy gauge drip edge            Material: Metal Corners  <a href="https://www.amazon.com/Galvanized-Hardware-Hot-dip-Welding-Handicraft/dp/B0CR3R7W9V/ref=asc_df_B0CR3R7W9V?mcid=867afaf8be893b588310ff9b9444ec7f&amp;tag=hyprod-20&amp;linkCode=df0&amp;hvadid=693708597548&amp;hvpos=&amp;hvnetw=g&amp;hvrnd=16051360425434825354&amp;hvpone=&amp;hvptwo=&amp;hvmqmt=&amp;hvdev=c&amp;hvdvcmdl=&amp;hvlocint=&amp;hvlocphy=9032870&amp;hvtargid=pla-2293826840145&amp;th=1">https://www.amazon.com/Galvanized-Hardware-Hot-dip-Welding-Handicraft/dp/B0CR3R7W9V/ref=asc_df_B0CR3R7W9V?mcid=867afaf8be893b588310ff9b9444ec7f&amp;tag=hyprod-20&amp;linkCode=df0&amp;hvadid=693708597548&amp;hvpos=&amp;hvnetw=g&amp;hvrnd=16051360425434825354&amp;hvpone=&amp;hvptwo=&amp;hvmqmt=&amp;hvdev=c&amp;hvdvcmdl=&amp;hvlocint=&amp;hvlocphy=9032870&amp;hvtargid=pla-2293826840145&amp;th=1</a>            Material: Grommetted Screws for securing bottom drip edge            Material: Two vinyl windows to replace existing facing 1st St. 6x4 fixed with            Window Labor to replace two windows facing 1st</p> <p>Capital Builders, LLC General Terms &amp; Conditions apply</p>		
<p>Please See General Addendum for Additional Terms and Conditions.</p> <p>Thank you for the opportunity!</p>			
<p><b>Total</b> \$21,786.52</p>			
Phone #	Fax #	E-mail	Web Site
503-892-2955	503-892-2956	davidsideras@gmail.com	www.capitalbuilders.biz

Capital Builders LLC  
 PO Box 1246  
 Scappoose OR 97056-1246

# QUOTE

Date	Estimate #
4/28/2025	2025-132

## Ship To

Columbia Feed & Supply, Inc.  
 Jonathan Mask  
 33559 NE Prairie St  
 Scappoose, OR 97056

Columbia Feed & Supply, Inc.  
 Jonathan Mask  
 33559 NE Prairie St  
 Scappoose, OR 97056

Terms	Project
50% down, balance on completion	

Proposal	Description
34 Painting Exterior	<p>Hand scrape to remove any loose material after pressure washing by others. Prime with a high-hide primer Top Coat with Sherwin Williams Superpaint in a matte sheen to help hide flaws            There will be no trim color. All metal siding and gutters will be painted one color: forest green</p> <p>Square footage is figured to be approximately 7000 floor area.</p> <p>Pressure washing by others.</p> <p>Prime and Repaint as described above</p> <p>Option to stain new wood in a one-time application is the same price. There will be no puttying or caulking of the wood prior to stain application.</p>

Please See General Addendum for Additional Terms and Conditions.

Thank you for the opportunity!

**Total**

\$17,176.25

Phone #	Fax #	E-mail	Web Site
503-892-2955	503-892-2956	davidsideras@gmail.com	www.capitalbuilders.biz

**Daniel Schmoll Painting**  
503.522.4811  
pdanielschmoll@gmail.com  
605 NE Hood Ct. Hillsboro, OR 97124

Licensed, Bonded & Insured, OR. CCB#116034

3 YEAR WARRANTY

**Your Home, Done with Exceptional Quality**  
Since 2001

Jonathan & Talia Mask  
503.867.51740  
33559 NE St.  
Scappoose, OR 97056

May 31, 2025

**Exterior Proposal:**

- We will thoroughly power wash the exterior to help remove dirt, grime, and contaminants, to help prepare the surface for paint.
- Your property will be masked in the Preparation and Painting phases of the job. The things around the business will be protected during our work. During the painting windows, doors, roofs, and other areas may be covered.
- We will scrap off areas of loose paint and then prime with a stain blocking primer. We will put a bonding primer on the metal building to ensure adhesion for the paint.
- 2 coats of premium paint will be applied on the body and trim. The paint will be applied by spraying and hand painting the various surfaces.
- The standard paint I use is Sherwin and Williams Super paint. This paint offers outstanding performance and protection with a dirt-resistant and mildew-resistant coating. We will use paint specifically designed for metal buildings per manufacturer recommendations.
- Painting of the two garage door is typically included, but if you don't want that painted that is fine too.
- Painting of the detached shop is included in the painting with the main structure.
- The two walls on the exterior façade that will be wrapped with wood will be sealed with a wood penetrating stain to preserve the beauty and longevity of the look.

**Exterior Bid Total \$14,000** (*price includes paint and materials*)



**The Door Works Co., Inc.**  
 2630 NW St. Helens Rd.  
 Portland, OR 97210  
 o: 503-274-8925  
 f: 503-274-4358  
 office@doorworksco.com  
 www.doorworksco.com

**ESTIMATE**

**Billing Info:**  
**Columbia Feed (CF+S LLC)**  
 33559 NE Prairie St  
 Scappoose, OR 97056  
 Jim c:

**Estimate#** 48321  
**Estimate Date** 06/01/2025  
**Technician** Dustin Ward

**Site Info:**  
 33559 NE Prairie St  
 Scappoose, OR 97056  
 Jim c:

Description	Amount
Quotation for Door Project at Columbia Feed Main Entry.  - Remove existing entry door and frame. - Supply (2) custom built 3/0 x 7/0 fir doors with new fir door frame and trim. Doors to be configured with 4 vision lites on upper portion and a single solid panel below. - Install new doors with outward swing .  All hardware to be dark US10 finish and include the following. - Pull handle exterior, push plate interior - Keyed deadbolt on RHR door. - Top and Bottom bolts on LRH door. - (3) 4-1/2" x 4-1/2" ball bearing NRP hinges each door. - (2) LCN commercial duty hydraulic door closers. - Complete weatherstrip with 1/4" tall, 5" commercial saddle threshold.  Door, Frame with clear Varathane Finish - \$6990 Hardware - \$1250 Install Labor - \$1900	10,140.00
Sub Total	10,140.00
Oregon - Columbia County (0%)	0.00
<b>Total</b>	<b>\$10,140.00</b>

**Terms & Conditions**

\*\*Deposit required for all jobs Door Works is supplying material (i.e. doors, hardware, etc.)  
 We warrant all labor and parts supplied by the Door Works Co., Inc. for a 120 day period following the date of install.  
 We will not, at any time, be responsible for the effects of abuse or severe weather conditions upon said work.  
 The standard warranty of the LDR industry shall apply to all doors furnished by the Door Works Co., Inc.

# E.I.D REMODELING

Eric deGroot  
61637 Parnell Ln  
Saint Helens, OR 97051



541-409-6212  
EIDremodel@yahoo.com  
CCB# 189816

Submitted To: Jonathan Mask	Phone:
Address: 33559 NE Prairie St.	Job Address if Different:
City, State, Zip Code: Scappoose, OR 97056	

We hereby propose to furnish all materials and perform all work necessary to complete the above-referenced job as follows:

### South side and West side Siding Update

- Install cedar Board and Batten siding on the south side of the building. This area is 50ft x 10ft/500 SQ FT.
- Install cedar Board and Batten siding on the west side of the building. This area is 40ft x 8ft/320 SQ FT.
- Apply stain/clearcoat sealer to all new cedar siding.
- Install new black framed vinyl windows on south and west side of building.

**Total: \$18,940.00**

### New Freestanding Porch Roof Structure.

- Cut concrete/asphalt and excavate for new porch roof post footings.
- Pour up to 10 new concrete post footings.
- Frame new 10ft x 50ft structure. Set 10 pressure-treated 6x6 posts, assuming all beams and roof rafters to be Douglas fir.
- Install metal roofing to match the existing building.
- Wrap posts with cedar cladding.
- Install cedar picket handrail per design.
- Stain or clearcoat all cedar.
- Haul away all job-related debris.

**Total: \$22,800.00**

### Metal Siding Repairs.

- Add bottom drip flashing.
- Replace corners.
- Repair damaged metal.
- Replace Screws.

**Total: \$8500.00**

**Gutter Repair Above Main Entrance.**

**Total: \$1500.00**

This work is to be performed in accordance with the specifications submitted for the above work in the sum of:

---

With Payment to be made as follows: To be Determined.

---

Any Alteration or deviation from the above specifications involving extra cost of material or labor will become an extra charge over the sum mentioned in this contract. The contractor shall not be liable, as regards to the completion of the work for any delay which may be caused by reason or on account of any strike of workmanship, Act of God, unavoidable accidents, inability to secure materials or to use materials in the performance of the work by reason of laws or regulations of the United States of America or the State of Oregon, or any other circumstances beyond their control. In any such event the contractor's time limit for performance of the work shall be correspondingly extended. Owner agrees to provide fire tornado and other necessary insurance. Contractor to provide a certificate of insurance prior to commencement of work upon request.

---

Note: This proposal may be withdrawn by the contractor if not accepted within 30 days.

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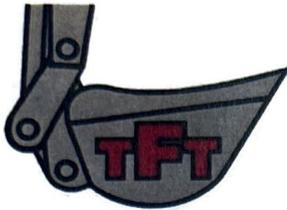
Respectfully Submitted by: \_\_\_\_\_  
Printed Name Signature

---

**Acceptance of Proposal** – I/We do hereby agree to the price, specification, and conditions referred to herein, and authorize the contractor named herein to perform the work as specified with payment to be made as outlined above.

Printed Name: \_\_\_\_\_

Signature: \_\_\_\_\_



**Construction, Inc.**

CCB# 104648

TO: Columbia Feed & Supply Inc  
PROJECT: 33559 NE Prairie ST. Scappoose, OR  
DATE: June 5, 2025

**ESTIMATE FOR SERVICES**

**Paving Repairs/Sealcoat and Crackseal**

- 1 Remove and Replace 528 sqft with 4 inches of ACP
- 2 Sealcoat and Crackseal 5,120 SF
- \* Price includes restripe of parking lot and 7 wheelstops

**TOTAL ESTIMATE: \$9,625.00**

**Bid Excludes:** 1 Permits  
2 Testing

**Terms:** 1 Payment due upon completion  
2 Price is good for 30 days  
due to asphalt price increases

  
\_\_\_\_\_  
Sign

  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Sign

\_\_\_\_\_  
Date



Columbia  
FEED & SUPPLY  
Darlene

**Columbia  
FEED & SUPPLY**  
*Flowers by  
Darlene*







# Urban Renewal Grant Application

**Scappoose Urban Renewal Agency**

33568 E Columbia Ave. Scappoose, OR 97056 | (503) 543-7184 | [www.scappoose.gov](http://www.scappoose.gov)

**\*Please refer to the Process section before completing form.\***

## APPLICANT INFORMATION

Applicant name: Winston Sandino Submission date: 5/21/25

Applicant relationship to project: Owner

Applicant mailing address: 1363 SW Cardinell Drive, Portland, OR 97201

Applicant phone number: 503.502.5438 Applicant email: nicalandllc@yahoo.com

## BUSINESS INFORMATION

Business name: A+W Enterprises LLC

Business address: 1363 SW Cardinell Drive, Portland, OR 97201

Property owner name: Winston Sandino

Property owner email: nicalandllc@yahoo.com

Year building was built: 1920 Year of most recent exterior improvements: 2023

Business description (goods and/or services provided): Four residential apartments on second floor and two retail spaces on main floor (Chiropractor and Massage therapy respectively)

Business days and hours of operation: 8am to 5pm

Type of organization (e.g. corporation, sole proprietorship, LLC, nonprofit, etc.): LLC

Age of business: 20 + years Number of employees: 2

Does your business have other locations outside of Scappoose? If so, approximately how many? No

Is your business located in the City's Downtown Overlay? (Boundary map attached)  Yes  No

Has your business received an Urban Renewal grant in the current fiscal year?  Yes  No

Does the applicant or the site have an active violation with the Scappoose Municipal Code?  Yes  No

**PROJECT INFORMATION**

Project address: 52561 Columbia River Hwy, Scappoose Oregon 97056

Description of proposed project:The proposed project aims to enhance the aesthetics of the building by implementing several key improvements: This includes the installation of new awnings in the front and back of the building for the retail spaces and the apartments above. Additionally, new gooseneck-style lights will be installed to accentuate the building's architectural features. The project also involves upgrading to ADA-complaint door and installing new double pane windows throughout the building. Furthermore, a new painting of the building will be undertaken. Moreover, the historical tiles on top of the building will be addressed. To complement these improvements planters will be added enhancing its overall visual appeal and charm. UPSP mail boxes will also be installed.

Anticipated project start date: Summer or fall of 2025 Anticipated project completion date: December of 2025

Estimated total project cost: \$80,300.00 Grant request amount: \$40,150.00

Specific element(s) of the project seeking funding: Materials and labor for the proposed work:

Materials: Awnings, doors, windows, USPS mail box, paint, exterior lights, electric wire, concrete for planter and ADA ramps/sidewalk. Labor: Several contractors will need to do the work; Awning fabricators, electricians, painters, concrete finishers, window and door installations,etc.

Source(s) of matching funds and overall project funds:Owner has an equity line of credit ready to be used for this work and the additional matching funds from the City of Scappoose. The owner has received proposals from an architect and general contractor and they are ready to take on this job as soon as the project is approved for funding.

Have you received the necessary approvals and permits from the Community Development Department (Planning, Engineering, and Building)?<sup>1</sup>  Yes  No

If no, what approvals or permits are still needed?<sup>1</sup>The only permit needed from the City of Scappoose is the electrical. The awnings, doors/windows, mail box and planter installation may not need permits.

<sup>1</sup> If you are unsure, please contact the Community Development Center at (503) 543-7184.

The Purpose of the Scappoose Urban Renewal Grant Program is as follows:

*“Improve the aesthetics and economic performance of new and existing businesses within the Urban Renewal District to increase economic activity, promote economic tourism, create local jobs, attract new investment, inspire community pride, and improve the visual appearance of businesses to encourage overall improvements in the city.”*

How would the proposed project **increase economic activity**?<sup>2</sup> This project will help to boost economic growth as a result of investment in infrastructure, job creation and enhance public spaces in order to attract more growth.

How would the proposed project **promote economic tourism**?<sup>2</sup> Scappoose will be better prepared to expand and promote cultural and historic heritage of the local area to foster tourism, including expanding the sense of local identity.

How would the proposed project **create local jobs**?<sup>2</sup> As a result of incentivizing business owners to invest, Scappoose will begin to attract companies that may have overlooked Scappoose as a place to work.

How would the proposed project **attract new investment**?<sup>2</sup> By improving the infrastructure and blight, more investment in Scappoose will be generated. Scappoose can be seen as a place where communities can prosper and grow.

How would the proposed project **inspire community pride**?<sup>2</sup> By helping to regenerate buildings needing repair or renovations, we inspire a brighter future for the benefit of all. These projects enhance the quality of life in residents and reflect pride in our local communities.

How would the proposed project **improve the visual appearance** of the area?<sup>2</sup> By improving the visual appearance of downtown Scappoose, the area will become more attractive for both current and future business owners, residents and visitors.

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<sup>2</sup> Please note that most proposals do not legitimately advance each of the elements prompted above. Failure to advance all elements will not preclude one from receiving a grant. Applicants should only respond to the prompts most applicable to their proposal. Additionally, if more room is needed for any responses, additional sheets may be attached to the submittal.

**PROPERTY OWNER AUTHORIZATION**

I, Winston Sandino, certify that I am the property owner (hereinafter referred to as "Owner") of the building located at 52561 Columbia River Hwy; Scappoose, OR 97056 (hereinafter referred to as "Building"). I authorize N/A, the business housed in my Building (hereinafter referred to as "Business"), to accept grant funds from the Scappoose Urban Renewal Agency and to complete the work described in this application form and supporting documents.

By signing below, Owner certifies that all information provided in this section is true to the best of Owner's knowledge.

Owner Name (printed): Winston Sandino

Owner Signature: Winston Sandino Date: 05/21/2025

**STATEMENT OF UNDERSTANDING**

The applicant understands that the City of Scappoose must approve the proposed project. Certain changes or modifications may be required by the City prior to final approval. Any work commenced prior to a commitment letter issuance will not be eligible for reimbursement and any work deviating from approved work must be pre-approved by the Urban Renewal Agency to be eligible for reimbursement. If awarded, a W-9 will be required to be submitted to the City.

Applicant Name (printed): Winston Sandino

Applicant Signature: Winston Sandino Date: 05/21/2025

**CERTIFICATION BY APPLICANT**

The applicant certifies that all information in this application and all information furnished in support of this application is given for the purpose of obtaining a grant and is true and complete to the best of the applicant's knowledge and belief.

Applicant Name (printed): Winston Sandino

Applicant Signature: Winston Sandino Date: 05/21/2025

## **SUBMITTAL CHECKLIST**

- Pre-proposal meeting with staff held
- Application form with all prompts completed (including signatures)
- Copy of Scappoose Business License (if already an existing business in Scappoose)
- Concept design/plans/imagery of proposed improvements
- Detailed written description of materials, colors, and other design features to be used in the project
- Materials board that visually conveys the materials, colors and other design features to be used in the project
- Improvement schedule for project
- Three (3) or more professional quotes with detailed line-item expenses eligible for grant reimbursement and the total project cost
- Attachment of written responses (if prompts do not provide sufficient space)
- Digital copy of all materials (email or flash drive guidelines below)
- Other materials/information requested by the City

## **SUBMISSION INSTRUCTIONS**

Please submit a digital copy of the entire application package using one of the following methods:

1. Email all files to [njohnson@scappoose.gov](mailto:njohnson@scappoose.gov)
2. Bring a thumb drive containing all submission files to the Scappoose Community Development Center (closed Friday) or Scappoose City Hall

## **PROGRAM CONTACT**

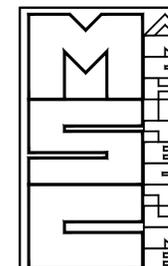
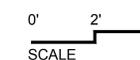
N.J. Johnson, Assistant to City Manager/City Planner  
(503) 543-7184, ext. 403  
[njohnson@scappoose.gov](mailto:njohnson@scappoose.gov)



**EAST FACADE**  
SCALE: 3/8"=1'-0"



**WEST FACADE**  
SCALE: 3/8"=1'-0"



joshua d hilton  
architect  
541.517.3414  
comeMSCme@gmail.com  
616 ne 28th ave  
portland OR  
97232

THE ARCHITECT EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF THE ARCHITECT. IN THE EVENT OF AN UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD THE ARCHITECT HARMLESS.

PRELIMINARY  
NOT FOR  
CONSTRUCTION

PROJECT TITLE

**SANDINO BUILDING**  
52555/52557/52561 COLUMBIA RIVER HWY  
SCAPPOOSE, OREGON

REVISIONS		
NO.	DATE	REFERENCE

DRAWING BY: J. HILTON  
REVIEWED BY: J. HILTON  
PROJECT NO. 24-003  
DATE: FEBRUARY 22, 2025

DRAWING TITLE  
**SCHEMATIC ELEVATIONS**

DRAWING NUMBER  
**ELEV-1**

**Invoice**

# A&S Construction

11401 SW Greenburg rd Portland Or 97223

971-645-6825

**April 3 2025**

**52557 Columbia River Hwy**

ATTN:Winston Sandino

12755 NE Marx st

Portland or 97230

ESB MBE DBE WBE # 11474

CCB 220262

**Scappoose Store Front Improvements**

<b>Details</b>	<b>AMOUNT</b>
Purchase and Install (9) awnings front and back of building	\$26,500.00
Purchase and Install (6) goose neck lights in front of building	\$6,800.00
Purchase and Install (6) commercial doors and (2) store front windows	\$12,600.00
Move existing sign to center of building.	\$5,300.00
Install landscaping planters and USPS approved mail boxes	\$7,300.00
Install new tiles with apartment name in front of building	\$4,300.00
Construct sidewalk and ADA ramps in back of building	\$17,500.00
<b>Total</b>	<b>\$80,300.00</b>

Note: This estimate includes permits with City of Scappoose. Due to new tariffs, this estimate may be subject to change. Good for 30 days.

**THANK YOU FOR YOUR BUSINESS!**



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**PREPARED BY**

**CHANDLER BOYD**

CASCADIA CONSTRUCTION & REMODELING

(678) 978-6800

CHANDLER@CASCADIAREI.COM

113 NE Joy St, Camas, WA 98607, USA

**PREPARED FOR**

**Winston Sandino**

Winston Sandino

(503) 502-5438

nicalandllc@yahoo.com

52555 Columbia River Hwy

---

**PROPOSAL DETAILS**

**52555 Columbia River Hwy**

---

**DESCRIPTION**

---

**Concrete**

Demo existing concrete to plan and dispose

Install base rock

Form and pour ADA ramp entry per plan

Finish concrete with sealer

Install 2 4' planter boxes and 2 6' planter boxes in front of the commercial spaces

---

**Electrical**

Pipe and wire for (3) surface pendants on the back of building.

Customer provided lights. Pipe and wire for (4) surface pendants on the front of building.

Move power for front sign to middle of building.

All exposed conduit

---

**Lighting Selections**

7 exterior sconces

Budget \$400 ea

---

**Tile Work**

Demo existing tile freize and replace with new tile

Tile Budget \$10/SF

---

**Exterior Door Selection**

6 new exterior doors

Budget \$1000 each

---

**Finish Carpentry**

Install new entry doors, existing trim, and install awnings

---

**Paint**

Paint full exterior 1 color

Paint all window trim and doors 1 color

Seal Beam

---

## Awining Selections

### Front:

Awnings for 4 upper windows and 2 metal storefront awnings

Back: 4 awnings for windows and entry door on the upper floor

Total Budget for material \$12,000

## Scaffolding

Set up scaffolding for tile work, paint, and awning installation

## Permitting

Pull all necessary permits include a right of way permit for facade work

**TOTAL** **\$163,745.40**

PAYMENTS STARTING FROM **\$1,025**/month for a \$100,000 loan on [Acorn](#) [Learn More](#) →

## Additional Notes

### Payments and Fees

- Accepted Payment Methods: Check, cash, or credit card (3% surcharge on credit card payments).
- Proposal Validity: This proposal is valid for 21 days, unless otherwise noted. Contractor may withdraw the proposal at their discretion.
- Cancellations: Cancellations after signing the agreement will result in fees to cover time and materials specific to the project.
- Change Orders: Any additional changes to the agreed Scope of Work (SOW) will result in a change order.

#### Material and Scheduling Disclaimers

- Tariffs & Materials Disclaimer: This proposal does not account for future tariff increases or material price hikes. Prices are subject to change if material or tariff situations change.
- Start Date: A scheduled start date will be provided once a signed SOW and deposit are received and the materials list is finalized.
- Material Delays: If any materials are on backorder or delayed beyond the proposed start date, the start date may be adjusted or substitute materials of similar type, cost, and quality may be selected.
- Timeline Assumptions: Estimated timelines assume no delays due to unforeseen circumstances, such as hidden damages (e.g., leaks), additional work added, or scope changes.

### Jobsite Expectations and Professional Conduct

- Jobsite Condition: The work area must be free and clear prior to work commencement.
- Final Walk-Through: Upon completion, a final walkthrough will be conducted to identify and mark any imperfections or touch-ups needed. Blue painter's tape will be used to mark areas, and the crew will address these prior to final sign-off.
- Unforeseen Conditions: All construction projects involve some unknowns. If unforeseen obstacles arise, a summary and options for resolution will be provided.
- Communication: Remodeling is a collaborative process. Feedback regarding workmanship, crew, or site should be addressed directly to your General Contractor, who is dedicated to ensuring your satisfaction.

#### Marketing and Signage

- A small company sign may be placed in the front yard for up to 30 days after project completion.
- Before and after photos may be taken and used for marketing purposes.

### Other Conditions

- Please refer to the Terms Agreement for full details and conditions not covered in this summary.

**The above specifications, costs, and terms are hereby accepted.**

---

**CUSTOMER'S SIGNATURE**

**DATE**







52555 52557

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# ECONOMIC DEVELOPMENT STRATEGIC PLAN

A Vision for a Thriving Scappoose

Scappoose is at an inflection point in its growth. Recent trends in the general economic climate of the greater Portland Metro have resulted in an opportunity for Scappoose to intentionally draw residents and businesses to our City. Scappoose City Council is already engaged in key activities to guide this development in the coming years, such as developing a 50-year plan and implementing City Branding. This document is intended to work together with these efforts to give focus and direction to the Economic Development of Scappoose. It is not intended to replace existing city code, nor should it be taken as direction to City Staff to perform any specific actions. Instead, it is intended to provide a vision for a thriving Scappoose, documenting the learnings of the Economic Development Committee in the preparation of this plan and intended to be used as a map for City Council to reference as they guide the City into the next phase of its development.

Prepared by Scappoose Economic Development Committee

03/13/2025, Rev 0

## The Current State of Economic Development in Scappoose<sup>1</sup>

Scappoose's economy today consists of an industry mix of retail trade, government services, accommodation and food services, and manufacturing. Although a good diversity of industries is present, Scappoose today does not have a clear center of economic activity; neither a traditional downtown nor a formal industrial complex exists.

To encourage and guide redevelopment and infill on existing properties, Scappoose currently has an Urban Renewal Plan<sup>2</sup> and a Downtown Overlay<sup>3</sup> as part of the zoning code. The Urban Renewal Plan's goal is to promote the emergence of a town center through redevelopment and infill of key properties and supporting growth and retention of local businesses.

In addition to existing property redevelopment and infill, Scappoose has a fair amount of open land ready for development in the area. Most of the land in commercial or industrial designations is designated for airport employment, however, and projections for 2043 employment in Scappoose forecasts a need for additional available commercial land.

### Key Growth Factors

The average business in Scappoose has 9 employees, which is slightly lower than the state average of 11 employees. Approximately 80% of the businesses currently in Scappoose were founded here, signifying that the creation of new local businesses is especially vital to Scappoose's economy.

Scappoose's primary competitive advantages over surrounding areas are the city's proximity to both outdoor recreation and urban amenities in Greater Portland, its infrastructure and industrial land to support employment growth, as well as training and innovation support with the presence of OMIC and PCC.

The types of businesses that have strong potential for growth in Scappoose include (but are not limited to): manufacturers (especially those associated with OMIC or PCC), professional service companies, aviation-related industries, construction and other trade industries, service for residents (such as retail, restaurants, medical services, or childcare services), and services for visitors (such as hotels, restaurants, specialty retail, and experiences).

### Key Challenges

The biggest environmental challenges faced by Scappoose are that Highway 30 and the PNWR railroad cut through the center of Scappoose bifurcating the commercial and retail corridor. This leads to high automobile traffic and low pedestrian accessibility. Significant levels of congestion, particularly during peak commuting hours, place residents and employees at a disadvantage with respect to mobility and connectivity.

In a recent county-wide survey our local business say their top three challenges are Finding Employees, Finding available land/buildings, and navigating regulatory obstacles/costs. In addition to addressing the top challenges, our business owners believe that revitalizing a downtown area is the most important thing the city can do to help the local economy.

---

<sup>1</sup> Information in this section summarized from Scappoose 50-Year Plan information available at <https://www.scappoose.gov/vision> and Columbia County 2024 Business Community Connection Project survey results.

<sup>2</sup> <https://www.scappoose.gov/ed/page/urban-renewal>

<sup>3</sup> <https://www.scappoose.gov/municipal-code/1780-downtown-overlay>

## Regional Influences

With an early history of commercial fishing, water transportation, marine, agriculture, and timber, the region has industrially diversified while maintaining its roots. While natural resource extraction-based industries remain an important part of the regional economy, opportunities for value-added industry development are increasing.

The Columbia Economic Team is providing leadership for Columbia County's larger economic picture. They have sponsored, and will continue to sponsor programs that raise awareness and drives for success of the entire county. Recent programs such as the Business Connection project, Project Downtown, Keep it Local, County-wide rebranding, and partnership with the Small Business Development Center Network can be leveraged for the benefit of Scappoose.

Many of the region's business opportunities and challenges align with what is seen in Scappoose. One county-wide trend to note is that a large number of people commute out of the county for work. These commuters are 4x those who commute into the county, and 3x those who both live and work in the county.

## The Vision for the Economic Climate of Scappoose

The overall vision for the future of Scappoose is laid out in the 50-year plan as follows:

Scappoose invests in a lively and attractive downtown core. The pedestrian-friendly, mixed-use environment supports locally owned businesses that provide a wide variety of services and retail options. The quality and character of Scappoose's downtown and heritage industries is complemented by its position as a hub for world-class manufacturing innovation and technology. Oregon Manufacturing Innovation Center (OMIC) and Portland Community College (PCC) provide innovative facilities that promote workforce training and create synergies for furthering education, research and development, and clean industry. The duality of local and national economic engines provides sustainable living wage jobs and opportunities for investment back into the community.

The key part of that vision that is missing in Scappoose today is the presence of a true downtown core. The lack of a downtown is somewhat disorienting because there's no clear area where traditionally downtown-focused initiatives (community events, tax incentives, zoning, code overlays, etc) should be applied. However, this should be seen as a huge opportunity to encourage the development of a downtown in a way that best supports the long-term vision.

Our downtown should serve first and foremost any existing residents of Scappoose. While it's likely that a lively and attractive downtown will attract visitors from other communities, our focus will be on ensuring our residents have a place to gather, stroll, shop, eat, and otherwise interact with each other.

With this in mind, our vision is that in 50 years Downtown Scappoose is located primarily near heritage park with government functions like police, library, and city hall, as well as businesses in nearby commercial properties. A secondary "commercial" area exists on the west side of 30 ideally near the movie theater/fred meyer/food pod/nearby empty land that serves as a hub for retail shopping and food/recreational type of activities. The locations will be enhanced by their connection to parks, each other, and the CZ Trail through a system of bike trails/pathways.

In addition to this downtown area Scappoose maintains an adequate supply of light industrial zones to enable incubation and growth of local small businesses.

Through our investigations and discussions on this topic we determined may possible locations for Downtown Scappoose including:

- Centered at Columbia and 30, professional services, food, government services
- Moving away from the core of the downtown "diamond" area, apartments and plexes are appropriate to help provide customers and labor for our downtown businesses. This would also provide needed housing for our community.
- East of 30 redeveloping existing residential to higher density mixed/use
- Scappoose Downtown needs to be a place where people want to gather, stroll, and hang out, and that's not feasible along 30.
- Multiple downtown "nodes"
- Large business complex on airport properties
- Empty land/lots near tracks
- Chapman Landing
- Gravel Pits

As we discussed what outcomes the development of Downtown Scappoose should be primarily focused on supporting, the following ideas were debated:

- Max Commercial along 30
- Use enhanced downtown to draw more large scale development at airport
- Focus on walkability
- Mixed use infill
- Entertainment
- Indirect connection to outdoor activities

## Programs, Actions, and Other Levers Available

A list of potential things Scappoose can do to drive to the Vision is below. Each has pros and cons and any strategy implementation should be coordinated as a holistic package, not on an individual basis.

- High home prices limit redevelopment of properties where there is an established home on a small lot.
- Parking Rules/codes/ordinances
- General rules/codes/ordinances
- Relax zoning to allow organic development
- Bring in new land to be able to add new zoning types
- Adjust zoning to promote more density in downtown area to leverage existing infrastructure
- City-led developments
- Public-Private Partnerships (PPP) can be utilized, but with caution
- Reducing costs of development to developers (taking on infrastructure upgrade costs)
- Reduce or defer SDCs
- Tax abatement programs
- Awareness Campaigns (people don't know what's available)
- Leverage resources available through the CET
- Active/lean into the potential of PCC/OMIC
- Funding/Process Liaison that helps with finding capital and navigating through AHJ processes
- Entrepreneurial elective/club at high school / other local business incubation programs
- Grants
  - o Main Street Oregon Grants
  - o Community Heart and Soul Seed Grant Program: <https://www.communityheartandsoul.org/>
  - o TGM Grants
  - o Other Grants
- Closer coordination/leverage synergy with CET
- External consultants (Communitecture, eg.)

## Recommendations

Our recommendation is to develop a cohesive Downtown Strategic Plan that focuses a blend of zoning, ordinances, and other programs to drive the development of a thriving downtown for Scappoose.

## Appendices

Appendix A: Example Program References

Appendix B: Verbatim Thoughts from Committee Member Brian Rosenthal

### Appendix A: Example Programs and Other References for Reference

- City of Tualatin Town Center Plan  
<https://www.tualatinoregon.gov/planning/tualatin-town-center-plan>
- Not Just Bikes video series  
<https://www.youtube.com/c/NotJustBikes>
- Strong Towns video series  
<https://www.youtube.com/strongtowns>

## **Appendix B: Verbatim Thoughts from Committee Member Brian Rosenthal**

Downtown Scappoose should geographically be somewhat diamond shaped like a kite, with the center of downtown being the intersection of Columbia Ave and Highway 30. The axis dividing the diamond into east and west sides should be Highway Thirty. The axis dividing the diamond into north and south sides should be Columbia Blvd. More of the diamond area will be East of Highway Thirty.

I believe that the Downtown Overlay is a good starting point for our discussion on downtown. With some changes, it could be used to help with future development. There is no reason to completely reinvent the wheel.

As far as composition of new development, there should be as much commercial along Columbia Ave and Highway Thirty as possible. But, right now, there is very limited need for generic commercial development such as office space. The market is stable, but vacancies are not filling fast. I have a 1,500 square foot commercial space that I have been marketing for four months with limited interest. The last two spaces I have rented were on the market for five and eight months respectively.

Currently, professional services have been and will continue to be the single largest class of businesses in our downtown. Rather than retail space growing, I foresee increased demand for specialized commercial uses such as a brewpub, food carts, or national chains that require a specific design for new commercial development. The anchors of our downtown are food services and government services such as the library, city offices and Heritage park. A large expansion of government services I see as unlikely, but we could see expanded food services which would provide the foot traffic needed to help expand other areas of business.

Our opportunities for small retail business expansion appears to be limited. Every retail business that has rented from me has closed or moved over the last nineteen years, and at this time I have no retail businesses renting any of my twenty-two commercial spaces in Scappoose. The only big hope for new long-term retail businesses are mixed retail and service-based businesses that don't have to directly compete with Amazon, Walmart, or Fred Meyer. A good example of this would be a framing shop that also gets into other areas of business to expand their customer base, such as selling art supplies, offering art classes, or selling local artists' work.

Moving away from the core of the downtown "diamond" area, apartments and plexes are appropriate to help provide customers and labor for our downtown businesses. This would also provide needed housing for our community.

Adequate parking should always be a preeminent concern. Lack of convenient parking is what killed many historic downtowns in the 1970's and 1980's. Let's not repeat past mistakes.

An enhanced Downtown would make Scappoose a better place to live for all, and make our town more desirable for large scale development at the airport, thus making us more competitive for both new businesses and residents with other cities that already have a vibrant downtown.