

as one timber-based company after another liquidated their assets. During this time, the majority of the working force in Woodland was employed in the Kelso-Longview, and the Portland-Vancouver metropolitan areas although some light industry remained in Woodland. The commercial establishments, in Woodland, market domestic items for use by the local community with many establishments catering to tourism along Interstate Highway 5.

In September 1993, Gibbs & Olson prepared a study for the City to determine the economic feasibility of entering into a public-private partnership to develop approximately 300 acres of industrial lands located north and west of the City. Based on that study, the City and Gibbs & Olson put together a funding program that included loans from the Community Economic Revitalization Board (CERB), and the Public Works Trust Fund (PWTF), a Local Improvement District for water and sewer, and a Road Improvement District for the new road. In 1994 and 1995, construction of the new road and all utilities to serve the industrial park was complete. In August 1998, the Cowlitz Economic Development Council reported that the following capital investments and new jobs have been created as a result of the industrial park:

Table IV-1. Industrial Economic Investments in Woodland as of August 1998 (CEDC August 1998 Report).		
Company	Capital Investment	Number of New Jobs
Daybreak Enterprises	\$ 1,000,000	10
Sonoco Products Co.	\$ 4,600,000	117
Denharco Corp.	\$ 3,000,000	35
Lifelast, Inc.	\$ 2,000,000	35
Mac Chain Co.	\$ 4,000,000	60
Denny's Machine, Inc.	\$ 1,000,000	20
Behrman Transport, Inc.	\$ 500,000	60
<i>Total</i>	<i>\$ 16,100,000</i>	<i>337</i>

This summary does not include Hamilton Materials, who have announced a \$6 million investment and who will employ about 60 people. Also not included is the major expansion of Schurman Machine Works (now U.S Natural Resources) who now employs approximately 230 people.

LAND-USE

Land-use in the City of Woodland is by-and-large, fairly diverse. Woodland has eight land use designations in their Comprehensive Plan: low density residential, high density residential, commercial, public/quasi-public/institutional, light industrial, heavy industrial, industrial reserve, and floodway/open space. Table IV-2 shows the percentages of land designated for each land-use classification. The land-use areas from Table IV-2 were used in Section V to cross-check population projections and were used for defining areas of development for future wasteflow projections. Figure IV-3 shows the City of Woodland's land-use classification map. Areas outside the City are under jurisdiction of Cowlitz County, or Clark County.

Table IV-2. Land-Use Areas from the City of Woodland Comprehensive Plan, Land-Use Classifications Map.		
Land Classification	Land Area (Acres)	% of Total Land Area
Low Density Residential	722.2	31%
High Density Residential	154.2	7%
Commercial	215.0	9%
Public/Quasi Public/Institutional	93.3	4%
Light Industrial	395.5	17%
Heavy Industrial	166.2	7%
Industrial Reserve	548.1	23%
Floodway/Open Space	68.8	3%
Total	2363.3	100%

OTHER SERVICES

Utilities provided within the sewer service area include: natural gas by Cascade Natural Gas Corporation; water service provided by the City of Woodland; telephone by GTE Northwest; electrical service by Cowlitz County PUD No. 1; and cable television by Century Communications. Weekly garbage service is provided by Ted's Sanitary and is then taken to the Cowlitz County Regional Landfill. Fire and Police protection are the City's responsibility.