

A scenic photograph of a waterfront in Raymond, WA. In the foreground, there is a muddy, rocky shoreline with some low-lying vegetation and tall grasses. The middle ground shows a calm body of water reflecting the sky. In the background, a steep, forested hill rises from the water's edge. A few small houses are visible on the hillside. The sky is blue with scattered white clouds.

# Raymond, WA

## Downtown Revitalization

*Initial Conditions Memo*  
*March 2025*

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*Cover photo by Carol Edwards, Aug 2020.*



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## Introduction

The city of Raymond is located along the Willapa River in Pacific County, Washington. US-101 cuts through the city, a major highway that traverses the states of Washington, Oregon, and California. However, few tourists and visitors stop by Raymond, despite the convenience of the highway bisecting its downtown. Raymond stakeholders are seeking a team to evaluate the initial conditions of the downtown area and offer revitalization suggestions and efforts.

To assess the current conditions of Raymond, we utilized a number of data sources but many of the datasets had gaps. Most of the public-facing data that exists regards the entire City of Raymond, and was not specific to downtown Raymond. In analyzing the population of Raymond, we extensively used a variety of data from the United States Census Bureau. The census was established by the United States Constitution in 1787. The decennial survey asks limited questions about age, race, family dynamics, and whether a home is a rental or owned. This more reserved set of data, which provides the statistics with the lowest margin of error, is both broader in geographic scope, and less recent. The American Community Survey, run in different time increments, is a random sample survey with a much higher margin of error (particularly for small communities like Raymond) but includes more questions. Therefore, the data examined comes from a mix of the census and the American community survey as deemed appropriate and where data was available. Much of the additional However, the limited area of Downtown and the under-resourced nature of Pacific County meant that much of the data we were working with was too large of grain, outdated, or unavailable. For example, Pacific County TaxSifter data is clearly outdated, but it was the best approximation of current land use we had available. In order to fill some of the data gaps, various population and land analyses were performed on ArcGIS to ascertain new datasets that we needed for our analysis but did not exist in any public-facing setting.

This report compiles the findings and research on Raymond's existing conditions. Within this context, the categories that are analyzed are (1) land use, (2) population and economic activities, (3) community context, (4) capital facilities, (5) land use, (6) housing, and (7) environment and climate. This initial conditions memo aims to develop a complete understanding of Raymond through a SWOT+ (Strengths, Weaknesses, Opportunities, and Threats plus) assessment in the categories listed above, as well as analyzing Raymond's community structure and urban design, identifying external and internal challenges. The results from this report will be used as a guideline for upcoming design workshops and downtown revitalization suggestions.



## Executive Summary

### *Land Use*

Downtown Raymond is located in the Willapa Watershed (WRIA 24), bordered by the Willapa River to the North and its South fork to the South. The Weyerhaeuser mill bounds its northern and western edges while the U.S. Route 101 forms a boundary to the East. Before the 101's construction, Downtown was connected to the residential neighborhood to the East.

Downtown is zoned for General Commercial (GC) with a Retail Core (RC) from 6th Street to 2nd Street (East-West) and Ellis Street to Blake Street (North-South). The main corridor is 3rd Street with several notable establishments such as the Raymond Theatre, the Willapa Center, and several restaurants. The existing zoning poses a challenge for developing residential units that would support nearby commercial uses. Another major barrier to development is the use of pilings, which significantly increase construction costs and limit opportunities for new projects. Additionally, many downtown lots remain vacant with no immediate plans for development. While this is a challenge for the downtown, it is also an opportunity as zoning and ordinance changes in Raymond could result in a quicker development process than if the lots were in use. Despite the current limitations, Downtown Raymond is primed for revitalization and the existing businesses serve as the foundation for it.

### Downtown Raymond



Figure 1. Map of Raymond's Downtown boundary.



## *Population and Economic Activities*

Raymond faces a high rate of poverty with a much older population than neighboring towns. The population of Raymond is 3,160 according to the 2023 American Community Survey, with approximately 400 residents in downtown. The average age is 45.6, up from 37 in 1990, and significantly higher than the statewide average of 38. The median household income is just \$52,000 (compared to a statewide average of \$95,000) and the poverty rate is 18.2%, twice the state average.

Downtown Raymond has struggled with vacancies and empty lots for decades, as can be seen from the numerous revitalization plans in 1999, 2001, and 2004 (Task Force, 1999; Coyle et al., 2001; ShoreBank Enterprise Pacific, 2004). The economy is facing headwinds from the evolving patterns of consumption and the changing demographic composition of the community. The timber industry was the historical foundation of Raymond's economy. A prominent Weyerhaeuser plant, once the driving force behind the town's economic growth, is situated on the western edge of Downtown Raymond. The plant has been losing jobs due to automation and the shift of industrial preference for the I-5 corridor. The downtown area is a difficult business environment, with many empty lots and buildings. However, there are some key businesses in the area like Alder and Co, Pitchwood Alehouse, and the Raymond Theatre, which define the three nodes of the downtown business clusters. Of the three, the theater is the weakest due to its financial instability. There is a desire by the local government and key stakeholders to revitalize the economic state of downtown but there have been barriers to achieving these aims. In order for downtown revitalization to occur in a structured and sustainable way, new approaches must be taken with the help of new or existing institutions.

## *Community Context*

The current state of Raymond's community context was analyzed using various on and off-site research and provides topic background on the following categories: Raymond's historical context, industry, school districts, open spaces, youth services, community centers, healthcare facilities, daycares & senior centers, and local churches. This document will compile respective insights for the categories listed and inform stakeholders of Raymond's current conditions.

Raymond's community is closely connected, with many of its residents having come forth to express their fondness for the small-town charms. To revitalize the downtown area, there must be an emphasis on community relationships and incentives to encourage residents into the space with purposeful engagement. Utilizing tools for analysis, this report will view the strengths, weaknesses, opportunities, and challenges of top assets in the downtown area that have been identified as a growth priority; namely the Raymond Theatre, community pool, and the Third Street corridor. Currently, Raymond's downtown lacks incentive for gathering and economic investment. However, because the community is willing to prosper in its urban area, areas for improvement involve coordination with local schools, churches, and businesses.



## *Capital Facilities*

This report underscores the existing conditions of the capital facilities in Downtown Raymond. This is done through analysis of public safety, transportation, and infrastructure. Upon the thorough evaluation of research through literature and on-site visits, we conclude that efforts should be spent on enhancing infrastructure and maintaining valued public safety and transportation.

The existing capital facilities present in Raymond include the city's sewer and water lines, power lines, roads, sidewalks, and current buildings. While the public utilities are in good condition –with a new wastewater management system recently installed– and the road and sidewalks only have minor issues in some places, many of the existing buildings have serious structural problems such as faulty roofs, water damage, and some are in complete disrepair. This is largely due to redevelopment challenges and land integrity issues that have caused accelerated damage to some buildings, roads, and sidewalks. Fortunately, the city currently has a surplus in its budget, which will allow the city to pursue future capital improvement projects. Raymond should prioritize its capital facilities as its population grows and as eco-tourism becomes a bigger part of the city's identity and economy.

Most of the residents in Downtown Raymond primarily use personal vehicles for their main mode of transportation. Beyond this, there is a limited bus and shuttle network, along with the Willapa Hills State Trail which supports biking. The town is also fairly walkable, and they have started to include ADA compliances on some of the sidewalks. The CEP report highlights how there is a community desire to procure public safety, and a greater interest in infrastructure improvements rather than enhancing public transport. As a result, we recommend focusing on improving the infrastructure systems before taking strides in transportation.

## *Housing*

Raymond is an aging city with an aging housing stock with over 50% of its units being over 50 years old. These trends mirror those across Pacific County and present a challenge for the town. There are 1,380 housing units in the city, representing 8.5% of the housing stock in Pacific County. The downtown neighborhood's zoning allows for mixed-use housing projects, and th

ere has been recent investment in public housing in the neighborhood. By 2044, there is an estimated need for 181 new housing units across the county, and Raymond must maintain its housing stock while exploring options to attract development. The downtown neighborhood's zoning provides a unique opportunity for high-quality housing to be located in proximity to services and recreational opportunities, contributing to a vibrant and economically viable downtown.

The Willapa Center in Downtown Raymond opened in 2023 and represents one of the town's most recent and significant housing projects. This development contains 30 of the 52 affordable housing units in the neighborhood. It was developed to be mixed-use with a childcare center and no profit occupying the first floor. The downtown neighborhood has several



multifamily and single-family homes throughout the neighborhood. However, it is not currently a residential center for the town. Several properties are disused or need renovation, and there is an opportunity for restoration and maintenance of existing housing stock.

Much of the development opportunities depend on state and federal government funding. Given the uncertainty over budget cuts at the state level, diminished funding, and rapidly shifting federal priorities, these funds may not be as accessible as in the past. The city has the opportunity to explore public-private partnerships and streamlining permitting to attract private investment. Raymond has made progress on relaxing regulations for multifamily housing, and this could be an important tool in attracting development.

### *Environment and Climate*

Downtown Raymond faces both environmental challenges and opportunities due to its unique location on the Willapa River estuary. Much of the downtown area is built on aging pilings, and infrastructure maintenance is increasingly important, yet expensive. Raymond is vulnerable to various environmental risks such as earthquakes, flooding, wildfires, and tsunamis.

Historically, Raymond's economy was driven by the lumber industry, which spurred growth but also caused many environmental consequences. As the lumber industry is shrinking, the town has an opportunity to shift toward a more environmentally sustainable economy through increased outdoor recreation and ecotourism. Given Raymond's environmental assets—its riverfront location, trail access, and scenic environment—investments in outdoor recreation infrastructure could boost economic resilience while promoting environmental conservation.

A key asset to the area is the Willapa Hills State Park Trail, a 56-mile multi-use trail that passes near Downtown Raymond. Enhancing wayfinding and connectivity between the trail and downtown could attract visitors, support local businesses, and further integrate Raymond into the regional outdoor recreation economy.

### *Conclusion*

The City of Raymond is a close-knit community committed to revitalizing the downtown area. By analyzing; (1) land use, (2) population and economic activities, (3) community context, (4) capital facilities, (5) housing, and (6) environment and climate, this report will synthesize research used to identify strengths and opportunities for growth. The results will be used as a guideline for upcoming design workshops and revitalization logistics.

## Land Use

### *Downtown Setting*

Downtown Raymond is located in the Willapa Watershed (WRIA 24), bordered by the Willapa River to the North and its South fork to the South (U.S. CENSUS). The Weyerhaeuser mill bounds its northern and western edges while U.S. Route 101 forms a boundary to the East.

The soil composition in Raymond is primarily UDIC: “The udic (*L. udus*, humid) moisture regime implies that, in 6 or more out of 10 years, the soil moisture control section is not dry in any part for as long as 90 cumulative days per year” (PennState, 1998; United States Department of Agriculture). Downtown Raymond is built on fill and pilings, which makes development a lot more difficult and expensive, and the area more prone to flooding (Department of Public Works). During our site visit, we learned that many of the pilings are estimated to be about 100 years old and the primary types of pilings used in the area were wood, steel, and auger (Site Visit, 2025).

### *Land Use History*

The Raymond area was first populated by the Shoalwater (Willapa) Chinook, the Lower Chehalis, and seasonally the Kwalhioqua tribes. These tribes assisted the White oystermen who arrived in the 1850s. Lacking a formal treaty between White settlers and Indigenous peoples, in 1866 Andrew Johnson established a shared reservation near Tokeland, WA, 22 miles from present-day Raymond. Many of the members did not relocate and continued to work in Raymond’s mills, salmon canneries, and other industries. Raymond was formally incorporated in 1907 by two land companies who gave free riverfront property to mill owners. While the sloughs posed significant development barriers, moving the town to solid ground would have removed the mills from the waterfront and its transportation advantages. The timber industry was central to Raymond until the 1970s. Since then, land use within the downtown area has shifted from primarily industrial and commercial to commercial or civic uses only.

### *Land Use Inventory*

Downtown is 67.59 acres, of which 41.87 acres are zoned with the remaining acreage being roads, alleys, and the like. There is ample space for more development, with many vacant and parking lots available. The charts and maps below provide a breakdown of land usage in Downtown and the enclosed Retail Core sub-district.



	Acreage	Percent
Downtown	67.59	100.00
Zoned	41.87	62.00
Retail Core	32.85	48.60 (of Downtown)
<i>Figure 2. Downtown Raymond acreage.</i>		

	Acreage	Percent
Parking	6.10	14.40
Vacant Land	6.60	15.70
Developed	54.89	69.90
<i>Figure 3. Downtown Undeveloped Land Available.</i>		

	Acreage	Percent
Parking	4.80	23.00
Vacant Land	1.90	9.00
Developed (parcels)	26.00	68.00
<i>Figure 4. Retail Core Land Usage.</i> Note that the Retail Core is included in the Downtown Land Usage calculations.		

	Acreage	Percent
Downtown	5.40	12.90
Retail Core	2.50	10.40
<i>Figure 5. Landowner 1's acreage in Downtown Raymond.</i>		

	Acreage	Percent
Downtown	14.17	33.80
Retail Core	7.42	36.10
<i>Figure 6. Building Lot coverage of zoned land, not including infrastructure</i>		

## Vacant Land, Empty Buildings, and Parking Lots in Downtown Raymond

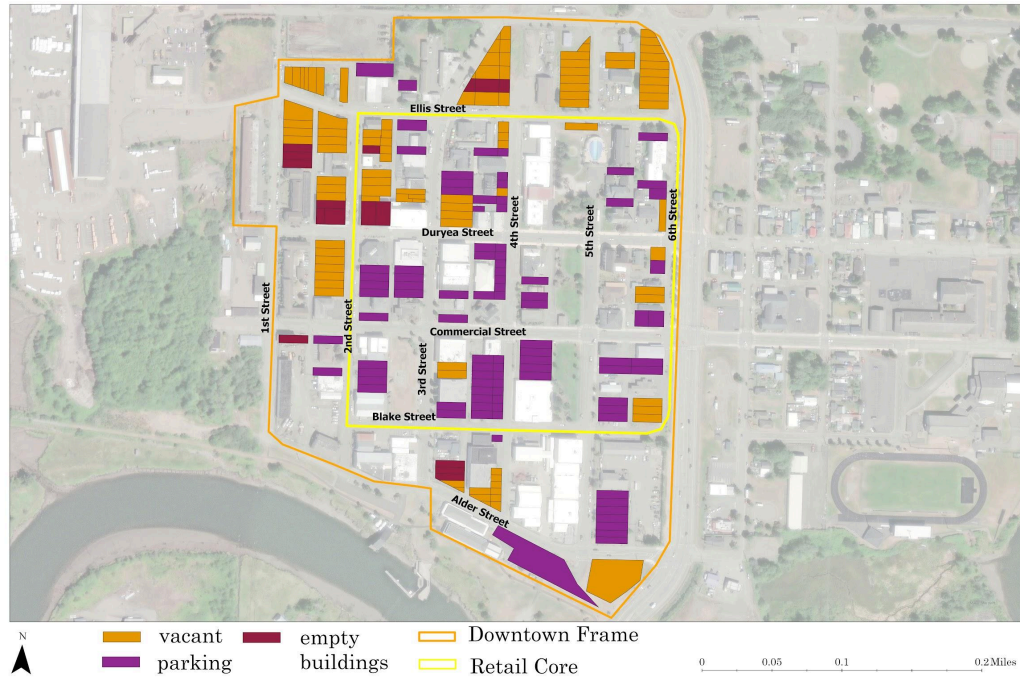


Figure 7. Map of possible land for development.

## Fiscally Underperforming Lots in Downtown Raymond

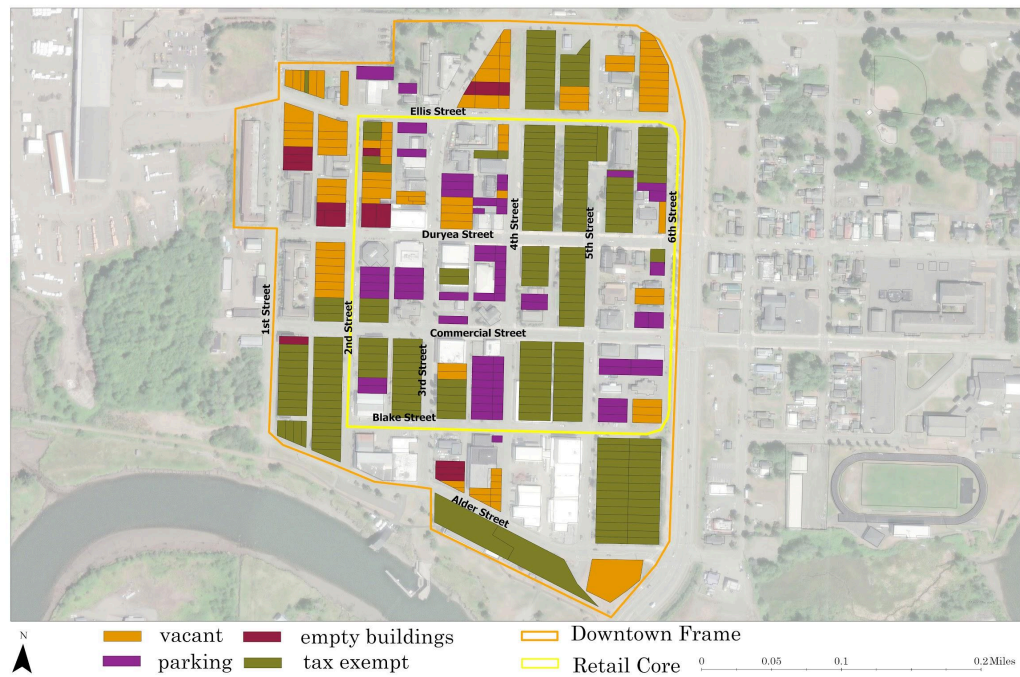


Figure 8. Map of underutilized lots.



### ***Current Land Use***

Downtown Raymond has the majority of land along 3rd Street. Downtown can be separated into two major categories and one catchall: attractions, retail, and other uses.

### **Attractions**

Riverfront Park, Raymond 5th Street Park, and the Raymond Swimming Pool (recently updated) are recreational options. Raymond Timberland Library, Northwest Carriage Museum, and Raymond Theatre are all attractions and potential tourist stops.

### **Retail**

There are a variety of retail options throughout Downtown. Dennis Company Ace (hardware store, formerly Dennis Brothers) is a Raymond institution founded in 1895. Several financial institutions are present, including local banks: Security State Bank Raymond, Great NorthWest Federal Credit Union, Bank of the Pacific, and other services like short-term loans. Dining options are limited with only a few restaurants: Hungry Heifer Diner, Pitchwood Alehouse, Alder + Co/Wild Pines Coffee Co., and the soon-to-reopen Wild Man Brewing Company. There are other smaller commercial uses: Raymond Pharmacy, Raymond Laundromat, and several auto-oriented ones.

### **Other Uses**

There are other uses present in downtown. The HAVA Shelter is a no-kill shelter serving Pacific County. There are two motels: Golden Lion Inn and Pitchwood Inn. Three apartment buildings are Downtown: Raymond House Senior Apartments, Raymond Manor, and Village Green Apartments. There are three churches in Downtown: New Life Church, The United Church, and New Beginnings Wesleyan Church. A city services campus is centered on 2nd Street and Commercial Street: the current City Hall, police station, fire department, and the Department of Public Works. USPS also has a branch in Downtown. Of note are two mixed-use buildings: the recently built affordable housing Willapa Center and 215 3rd Street.

Raymond contains an estimated \$168,711,000 worth of municipal structural inventory broken down into six different structural type classes. The following table shows this breakdown.

Table 2.16 – Structural Inventory, Raymond

Structure Class	Structures	Total Class Value
Agricultural	4	\$1,000,000
Commercial	75	\$48,164,000
Government	2	\$3,589,000
Industrial	18	\$10,576,000
Residential	988	\$81,856,000
Multi-Unit Residential*	27	\$23,526,000
<b>Total =</b>	<b>1,114</b>	<b>\$168,711,000</b>

\*Multi-Unit Residential is defined as a structure with 5 or more residential units

\*\*The data are from the Federal Emergency Management Agency

*Figure 9. All structures in the City of Raymond.*

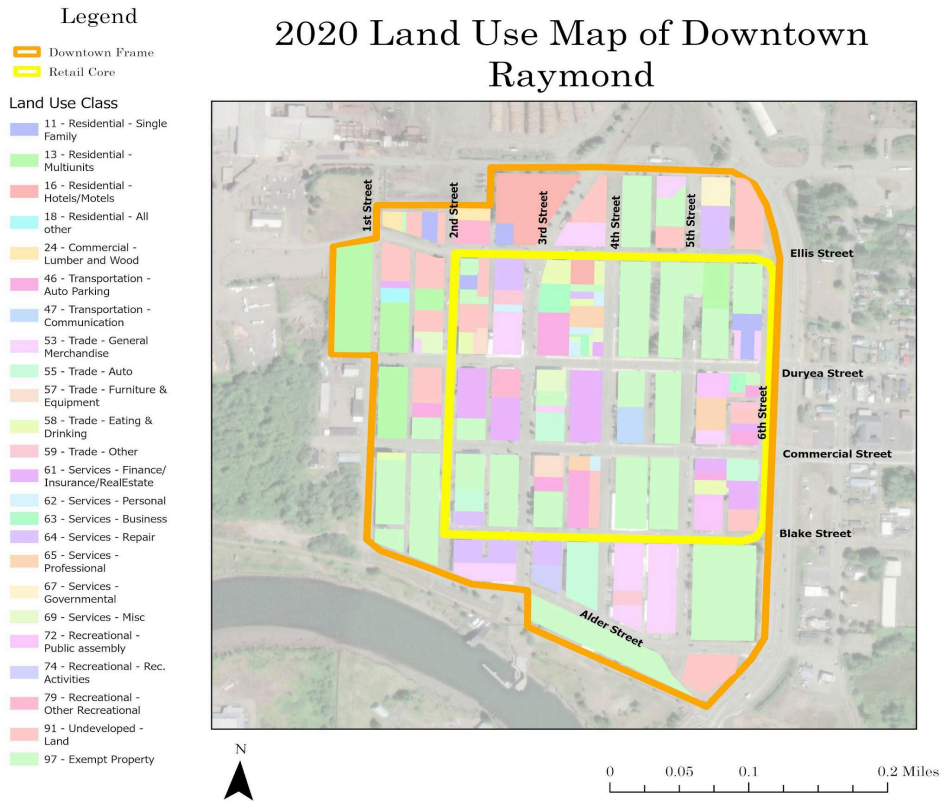


Figure 10. Land Usage in Downtown Raymond.

## Zoning

Downtown is zoned for two uses: Retail Core and General Commercial zones. Residential is not shown as a zone in the official zoning map, though there are existing residential uses. Mixed-use is also present in the Retail Core zone.

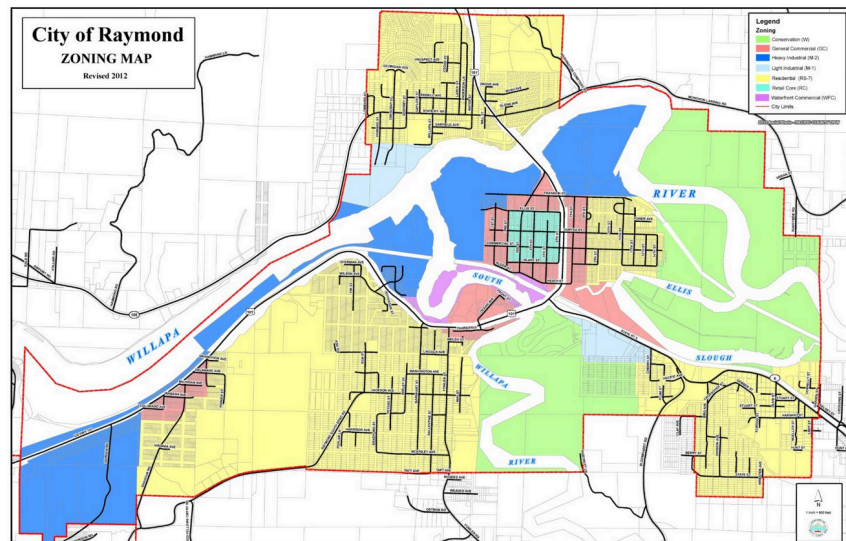


Figure 11. Zoning map of Raymond. Source: City of Raymond



## Population and Economic Activities

### *Population Trends and Population Dynamics*

There were an estimated 3,160 people living in Raymond in 2023, with roughly 400 living Downtown (U.S. Census Bureau). The population peaked in 1920 and remained largely stable with some notable fluctuations until the 1950s when the population began a slow decline until the 2010s. The population of Raymond has increased since then, but the growth rate has lagged behind the growth experienced by coastal Pacific County communities over the COVID-19 pandemic. Pacific County as a whole had a growth rate of just under 12% in the 2010s, while Raymond grew at 6.9%. It is likely that Downtown Raymond added population during this period with the construction of the Willapa Center Apartments, but it is not a certainty due to some housing units potentially coming offline during this period, as well as the national trend of shrinking household sizes (U.S. Census Bureau).

Raymond has relatively standard demographics for towns in Washington State. Two notable exceptions are the lower levels of educational attainment and the higher median age of the population. The median age in Raymond has risen from 37 in 1990 to over 45 today. The older population has ramifications when thinking about infrastructure, and what standard it is built to. Capital facilities relating to aging, such as nursing homes and community centers are likely to be more critical in the future. The lower level of educational attainment is a barrier in a deindustrializing economy. Raymond has a shortage of industrial lands that could be suitable for many of the new kinds of industrial centers that are emerging, meaning that new economic development is likely going to rely on shifting the local economy to a more balanced one.

General statistics on Raymond from the American Community Survey(ACS):

- Standard gender split: 52% women 48% men
- 54% of households married couples
- 11% veterans
- 10.9% foreign-born
- 66% White
- 19% Latino
- 9% 2 or more races
- 3% Native
- 2% Asian
- 82.3% with a high school diploma
- 19% with a Bachelor's degree
- 20% (at tract level) under 18
- 45.6 median age (WA 38, USA 39)

*See Appendix B, Figure 12 for the population pyramid.*

### *Health*

More than 1 in 5 residents have some sort of disability, with the largest share being ambulatory (trouble walking) at nearly 12%. Additionally, a large share struggle with cognitive

abilities, hearing or living independently. More than half of the population relies on government networks for Medicare or Medicaid. There is a background of other challenges concerning health, including the high cost of groceries relative to neighboring communities, and the struggle to come up with the finances to fund the hospital campus relocation, as observed during a site visit. These health challenges ultimately illustrate a need to increase the economic base in order to fund improvements and place a special emphasis on making sure Downtown Raymond is accessible to the large number of residents who have, or will in the future have difficulty walking.

Some health statistics for Raymond (ACS):

- 22.4% have a disability
  - Hearing: 7.8%
  - Cognitive: 9.7%
  - Ambulatory (walking): 11.7%
  - Independent living difficulty: 9.2%
- 4.8% w/o health coverage
- 35% on Medicaid
- 16% Medicare

### ***Economic Picture***

Raymond and the surrounding rural lands are significantly more impoverished than Pacific County and Washington state overall, with poverty rates one and a half times higher than Pacific County overall, and twice the state average. The Median Household Income was \$41,000 lower than the statewide average. This was reflected in the CEP survey, which expressed anxiety about the cost of food and utilities (EDC Pacific County, 2024). However, one strength that Raymond has is a significantly higher homeownership rate, 15% higher than statewide.

Economic Statistics (ACS):

- \$52,500 MHI
- \$29,542 per capita income
- 18.2% below the poverty line (1.5X Pacific county, 2X WA)
- Senior poverty 7%
- 1380 housing units
- 81% owner occupied vs 19% renting
- \$949 gross rent

### ***Labor & Employment***

Raymond is historically an industrial town focused on timber processing and distribution. The timber industry has continued until the present, and Weyerhaeuser is the primary employer in the city. However, the share of industrial and transportation jobs as part of the whole has been declining. Over the previous decade, manufacturing has dropped from more than 20% to less than 10%, and transportation has become a negligible part of the economic landscape. Weyerhaeuser closed a truck maintenance shop in Raymond within the past decade, and automation has been eating away at employment in the main plant west of downtown. Furthermore, it is not likely that the manufacturing economy will resume anytime soon, given the preference of industries for lands closer to the I-5, as observed during a site visit. As a result,

retail and food services have become a larger proportion of the economy, in tandem with the rise of health care and social assistance as prominent slices of Raymond's economy.

The breakdown of employment by industry is as follows (ACS 2023 with 2013 in parenthesis)

- Health care/social assistance: 21% (up from 11.7%)
- Education services: 8.38%
- Public admin: 13.3%
- Food and accommodation: 10% (up from 7.87%)
- Arts/Recreation/Entertainment: 2.08%
- Agriculture/ Forestry/ Hunting/ Fishing: 11.2%
- Manufacturing: 8.69% (down from 22%)
- Construction: 4.62%
- Admin & Support: 2.62%
- Professional/ tech /scientific services: 1.38%
- Retail: 8.08% (up from 4%)
- Other services: 2.85%
- Wholesale trade: 2.08% (down from 5%)
- Info: 1.62%
- Utilities: .615%
- Transport/Warehousing: .462% (down from 3.5%)
- Insurance/Finance: 1%

### ***Economic Composition of Downtown***

There are 58 businesses West of the 101 freeway in Downtown Raymond and the vicinity. These businesses can be broken up into three overarching categories for the purposes of downtown revitalization efforts: Core, Supporting, and Other. Core establishments include retail, food, and other businesses that generate sales tax revenue and form the backbone of the visitor experience in a downtown area. 36% of downtown businesses fall into this category such as the Raymond Theatre and Alder and Co. The biggest subcategory of this class is Services. Supporting establishments include offices, government services, churches, and businesses that bring employees, congregants, and visitors downtown to support core businesses and add another element of life to downtown. 45% of establishments fall into this category, such as the City of Raymond and New Beginnings Wesleyan Church. FIRE (Finance, Insurance, Real Estate) is the largest subcategory of these establishments. Other establishments include businesses such as auto repair shops and mortuaries. These establishments can present challenges to creating a thriving downtown space, as they tend to have excessive automobile movements that detract from the pedestrian feel of a neighborhood and are often incompatible with neighboring uses. However, they can provide a much-needed lifeline to struggling main streets, and can occasionally function as supporting establishments with active effort and collaboration. 19% of businesses fall into this category including Maynard's Body Shop and Dilk Tire Point. Auto-oriented businesses are the largest subcategory of this component of the downtown business environment.



The breakdown of the business makeup of Downtown Raymond:

Type	#	%	Type	#	%
Entertainment	1	1.7	Club/Organization	3	5.2
Charity	1	1.7	Blue Collar	3	5.2
Other	1	1.7	Church	4	6.9
Fitness	1	1.7	Government	5	8.6
Arts/Culture	2	3.4	Food/Drink	6	10.3
Corporate Office	2	3.4	Auto	7	12.1
Retail	2	3.4	Service	7	12.1
Lodging	2	3.4	FIRE	9	15.5
Law Office	2	3.4			

### ***Economic Strategy and Economic Plan***

The economic development administration in Raymond is relatively lacking compared to other rural municipalities in the same general circumstances and region. While there is a strong regional leadership with the Pacific County Economic Development Corporation, a good chamber of commerce, and an eager city government, there has been little action on developing downtown. The largest achievement was the construction of the Willapa Center, originally conceived as a historic re-construction after the old Willapa Hotel burned down in 1998 (Task Force, 1999), was finally completed in 2023. Beyond a few additional streetscape improvements and retail core zoning, the larger picture has been of continued loss in the downtown area. There have been several historic buildings that have been lost since the start of the century, as is evident from community interviews and the 1999 revitalization plan (Site Visit, 2025). Additionally, the majority of the downtown area is currently producing little or no property tax (Pacific County, 2020).

Many of the concepts of economic development have been focused around developing the tourist potential of Raymond, with the construction of the Willapa Hills State Park Trail and active participation in the regional push to market the “Evergreen Coast.” Capitalizing on this potential has proven challenging, given the challenging retail environment where residents are accustomed to spending an estimated 40% of their income on Amazon and buying the bulk of their groceries in Aberdeen, as conveyed to us during the site visit. These difficulties have led Raymond to reassess their downtown strategy, and bring in this team to kickstart a renewed push for revitalization.

# Business Typology in Downtown Raymond

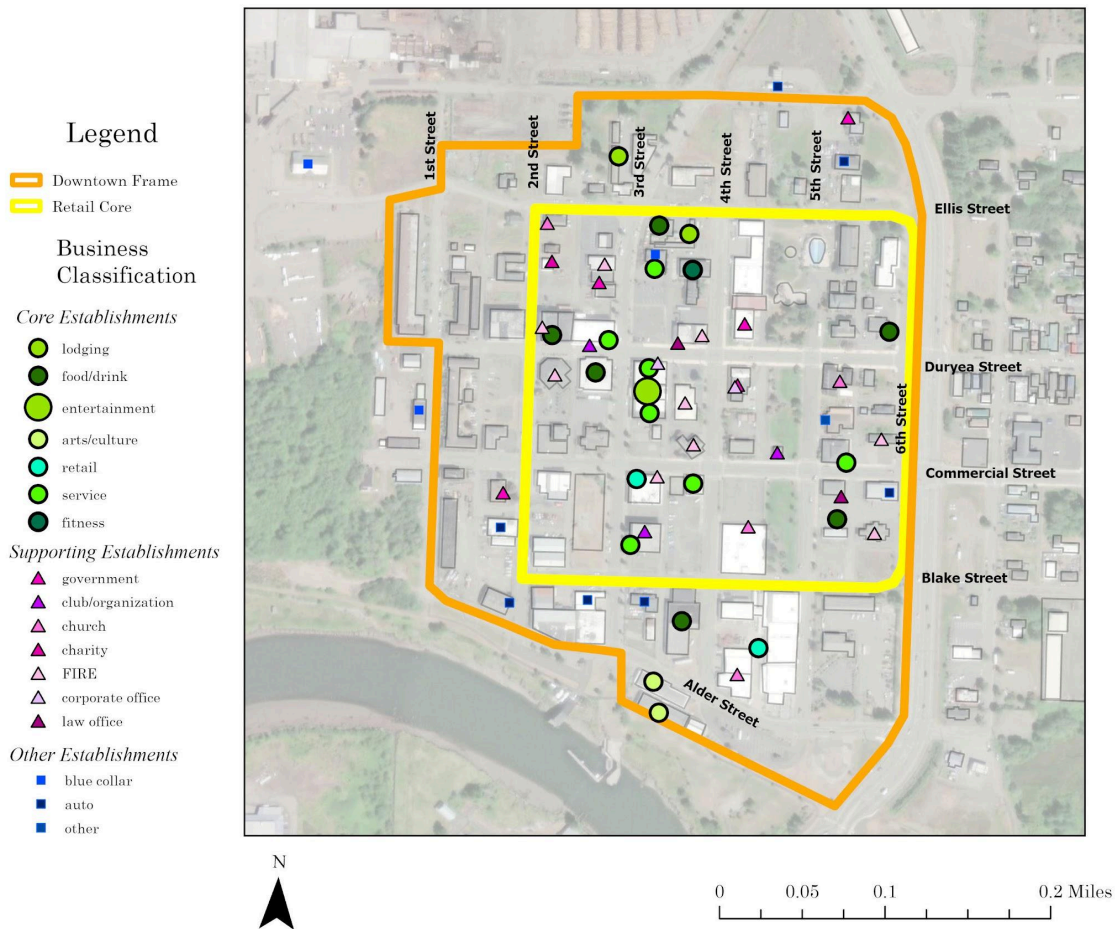


Figure 12. Map of Downtown Raymond's Business Typology

## Community Context

### *Historical Context*

Raymond was incorporated in 1907 as a logging city with many residents working in the field of logging and fishing. It was located at the head of navigable waters, close to the bay and to the forests that fed its mills. It also had access to the Northern Pacific Railway, without having had to give up its waterfront lots the way South Bend had.

The 1910s saw an increase in diverse work sectors with around 1,000 workers, due in part to World War I. The Great Depression soon after caused a drastic decrease in population to 4,000 and steadily decreased since 1990 to a low of 3,000, where it has hovered since. Throughout the 1900s the logging industry has boomed and declined, with these businesses closing and decreasing the workforce has experienced similar surges and shrinks. The Port of Willapa Harbor has addressed these issues by purchasing closed mills and revitalizing them for local labor forces.

The Raymond community and officials have steadily been working towards revitalizing the city with an emphasis on tourist attractions: “The repurposing of the former railroad bed across the Willapa Hills has been turned into a hiking and biking trail” (History Link). Another example is the Wildlife Heritage Sculpture Corridor, which features over 200 metal statues made predominantly by three local artists and began in 1993. These statues sought to “display the essence of what defines Raymond as a community” (City of Raymond, 2017).

### *Industry*

Since its incorporation, logging, and commercial fishing have been the core industries in Raymond. As of 2022, logging and fishing were still important industries but made up only 11.2% of the workforce, which includes about 1,300 people. The largest industry sector according to DataUSA is healthcare and social assistance, then public administration with 13.3%, and manufacturing with 8.69%.

This data shows a shift in major industries in the city as data from 2013 had manufacturing leading the workforce at 22.2%. Additionally, since its legalization in 2012, marijuana manufacturing has increased significantly in the region: “Raymond has embraced all aspects of this lucrative industry by welcoming many new start-up businesses including commercial marijuana grow operations, marijuana-infused goods manufacturing, as well as retail marijuana stores” (Pacific County EDC).

### *Schools*

The Raymond School District currently serves about 480 students, 53% are male and 47% are female. The student body is 63% being White and 28% Hispanic or Latino. Throughout the district, 73.5% of students enrolled were deemed economically disadvantaged and qualified for free or reduced-price meals. Of those, 39% were minorities and 60% were White. A Niche poll found that there is significant interest from students and parents to involve students in athletics and clubs.



Raymond also has a higher education institution in conjunction with Greys Harbor College called the Riverview Education Center. It services a full range of college classes, workshops, and vocational/technical courses.

### ***Open Space***

Throughout the City of Raymond, there are six parks and a pond commonly used for fishing (Appendix A, Figure 9). Fifth Street Park is located in a convenient area of downtown across from the Raymond Pool and the library. It features a unique homage to the city's historic men and women of the timber industry. Riverfront Park is located at the base of the downtown boundary and ends the Third Street corridor which is a popular street fit with the iconic Raymond Theatre, and also leads to the popular destinations of Alder Coffee Co., Northwest Carriage Museum, and the Willapa Seaport Museum. This park sits on the Willapa River and features the Willapa Hills State Park Trail, a popular tourist destination after it was converted from an old railroad track. It also features a kayak dock that is used to ride around the Willapa.

A popular park just outside the downtown boundary is the skate park, which has been closed down for safety reasons. Current plans for a new pump park, which is a skate park adjacent, are on hold as grant funding has yet to be awarded (Home Town Debate).

### ***Youth Services & Community Centers***

Data from Raymond's August 2024 Community Survey reveals the top three "wishes" from its community (Figure 12). The highest response was for "after-school programs for the youth" with a 39% response rate, rightfully so in a downtown area that currently lacks youth enrichment. While the Raymond School District offers after-school programs such as sports and clubs, there is a noticeable absence of businesses providing private services such as tutoring, music lessons, and martial arts sessions. An incentive for youth to travel downtown is crucial to the revitalization process as it increases both economic and social engagement.

Q9 What three areas below would you most like to see Raymond focus on in the future?

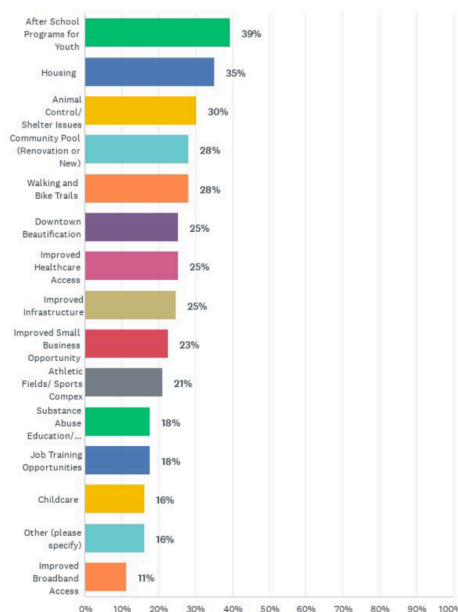


Figure 13. August 2024 Community Survey Results

The Raymond Timberland Library is a fantastic resource for the local youth, as local events are held on multiple days every week. There is a diverse category of events ranging from toddler storytimes, movie viewings, guest visitors, and tabletop gaming nights.

A further gap in youth services is the lack of a community center. Fortunately, the city of Raymond holds a valuable asset: a public community pool, the only one in Pacific County. The Dr. O.R. Nevitt Swimming Pool is supported by the non-profit People Organized to Operate Leisure (POOL) Foundation. They helped raise over \$750,000 for the community pool to reopen in 2002, achieving a high standard of safety as the pool has had zero drowning reports since its reopening. The renovations are now over two decades old, and the pool requires updating its maintenance (City of Raymond). While the city has taken over the general operation of the pool, the fees needed for the repairs are very expensive for the city. The POOL board handles funding by managing grants, donations, and fundraisers to maintain the public pool's upkeep. With regard to such an important asset, there is a lost potential to restrict it to seasonal use. An initial idea to consider for revitalization was for a covered pool during colder months. The city may examine the implementation of an inflatable bubble dome, as demonstrated to be reliable by other community pools such as the Newport Hills Swim & Tennis Club. (Appendix B, Figure 20) A more serious commitment to a covered pool can be in the form of a retractable enclosure, as demonstrated by many YMCA locations that have converted their outdoor pool to be used year-round. (Appendix B, Figure 21)

### **Hospitals & Healthcare**

The Raymond community's accessibility to healthcare is decently stable. The closest hospital is the Willapa Harbor Hospital Campus located in South Bend, an 11-minute drive from downtown Raymond. There are also mental health centers within downtown, namely the

Community Integrated Health Services (CIHS) and Basics NW, with both clinics serving multiple locations throughout Western Washington. Past the south side of the Willapa River is another mental health service, Pacific County Mental Health, which testifies to the city of Raymond's commitment to mental health awareness. On the same parcel of Pacific County Mental Health is a medical clinic under the wing of Valley View Health Center, a non-profit organization that provides services such as medical, dental, pharmaceutical, behavioral health, and telehealth. The August 2024 Community Survey notes comments from residents regarding better healthcare, although spatial data shows there is an acceptable amount of resources, further qualitative analysis must be conducted to deem it as an area of revitalization.

### ***Daycare & Senior Centers***

From information based on public databases, there appears to be no reliable space for daycare facilitation. The Raymond Co-op Nursery school downtown is unlabeled and lacks proper citations and information, it is unclear whether their operation is ongoing. The Mindful Academy Daycare located south of the Willapa River is Raymond's sole center dedicated to child care, although it only carries a capacity limit of eight children (Child Care Center). Their facility is labeled as a family child care home, a housing property that duals as a business front. While child care exists in Raymond, it may not be serving the community as much as it needs, although currently there is little evidence to justify revitalizing this element.

The downtown area features the Senior Information & Assistance building, partnered with the Olympic Area Agency on Aging (O3A). The Raymond location is one of two local offices in Pacific County, offering services such as legal assistance, health care, resources for elderly care, and senior housing support. A community space for the elderly exists on Raymond House Senior Apartments, a low-income housing program for seniors, and the sizable Raymond Senior Center located south of the Willapa River on 324 Jackson Ave. Support for senior citizens is adequate for the elderly population of Raymond, which makes up roughly one-fourth of the city's demographic.

### ***Churches***

Regarding church locations, there are a total of twelve in Raymond. Eight of these are located in the downtown area: five in downtown proper and three to the east of US-101. There are four outside of downtown, two churches respectively to the north and south of the Willapa River. This section will cover only the eight present in Raymond downtown (Figure 13).





*Figure 14.* Locations of churches in downtown Raymond.

There is an abundant diversity of religious communities as the churches in downtown preach their respective sectors. The New Beginnings Wesleyan Church, a Methodist community located on the northwest quadrant of downtown, on the corner of 2nd St and Ellis St. Named after John Wesley, New Beginnings is the only place of worship for Wesleyan Methodists that reside on the coastal side of Pacific County.

Your Church + Raymond is marked on an undisclosed location, this church is possibly not in operation anymore.

New Life Church, a fellowship ministry, is the largest church in Raymond. The interior renovations of this church are a stark dichotomy of Raymond's developmental disposition; equipped with modern technical support and a newly furnished nave, it can be assumed that New Life Church garners the most weekly participants. As a part of the Legacy Ministry Network, New Life offers weekly hosted events to strengthen community bonds through their worship. Located at the southern end of Raymond 5th Street Park, it is easily accessible from Commercial Street when coming off US-101.

The United Church, located across the street from Raymond Timberland Library, is a quaint Methodist sector. They do not have an online presence so there is an insufficient amount of data on it.

Liberation Ministries is a small nondenominational church, their past sermons can be accessed virtually via their Facebook page, although with a lack of recent updates and physical signage, it is unclear if they are still in operation. Their building is located in the southwest quadrant, across the street from the Northwest Carriage Museum.

Crossroads Church, First Baptist Church, and Saint Lawrence Parish are located across US-101 on the eastern half of downtown Raymond. The former two listed are well-kept and feature colorful exteriors, while Saint-Lawrence Parish exhibits with subtlety. As the eastern half of downtown is focused heavily on residential structures, the placement of these churches is appropriately within walking distance for nearby residents.

### ***Conclusion***

To revitalize the downtown area, Raymond must consider the community's needs first. These are the people who will live and work in the community. By catering to their needs and providing spaces for entertainment and job opportunities, the area can then thrive and attract visitors passing by and eventually become a destination in its own right. Understanding what is currently working, incorporating art and nature into their ethos, and encouraging simple changes that can be made in a short amount of time to ignite growth. The city should assess funds needed for future improvements that will be laid out in future proposals.

## **Capital Facilities**

### ***Context***

The City of Raymond's capital facilities covers all of the existing physical assets of the city, including utilities, transportation infrastructure, and public safety. In addition, the city utilizes its budget to allocate funds to various capital projects, which it publishes every year to the public. In order to properly understand the conditions of Downtown Raymond, an assessment of the city's capital facilities must be undertaken.

### ***Utilities***

Raymond has several utility services, all of which have different needs and concerns that must be addressed. According to the Pacific County 2020-2040 Comprehensive Plan, Raymond is serviced primarily by the Raymond Water Department, which has a total of 1,289 connections and services 4,620 people, with several smaller water systems servicing several transient and non-transient uses (Pacific County, 2021, p. 6-8). While this system does not have any major issues with capacity, it should still continue to be inspected and upgraded where needed (Site Visit, 2025). For wastewater, the county mentions that it is their “policy not to directly serve rural areas with municipal-type sewer [systems],” with regional wastewater systems maintained by municipalities being the source to look towards (Pacific County, 2021, pg. 6-5). The city of Raymond has coordinated with the city of South Bend to create a Regional Wastewater Treatment Plant, which opened in 2013 and serves both cities, with approximately “54% of the households now being served...considered to be ‘low-to moderate-income’” (*Raymond and South Bend Regional Wastewater Project*). While the wastewater system also has no issues with capacity, it has been noted that there have been some sediment issues with the plant, which should be addressed (Site Visit, 2025). For power, Raymond is served by the Henkle Substation, which runs a “three-mile 115kV transmission line” under the city and has a “15/20/25 Mva capacity and a 12/16/20 Mva backup” with “seven distribution lines” (Pacific County, 2021, pg. 7-3). While Pacific County notes that it “does not anticipate any problems meeting future demands”, largely due to lower-than-average energy consumption in the county, it is looking into wind and wave energy as alternative sources of energy production, something that Raymond could benefit from in the future (Pacific County, 2021, p. 7-5).

### ***Transportation***

Raymond has various forms of transportation, both motorized and non-motorized, to move people around the city. These include cars, buses, shuttles, cycling, and pedestrian paths, all of which utilize roads, sidewalks, and trails to allow these modes of transportation to function. According to the American Community Survey (ACS), around 89.48% of residents in Raymond use their personal vehicles to get to work, either alone or by carpooling, with the remainder of workers either walking, biking, or taking public transportation (Appendix B Figure 13; U.S. Census Bureau; U.S. Department of Commerce, 2023). This demonstrates that the primary mode of transportation in Raymond is personal vehicles, which could be influenced by the lack of and viability of other modes, and something the city could look further into.

Looking at the existing roads and sidewalks, our site visit showed that many are in good condition, specifically along 2nd and 3rd Street, Duryea Street, and Commercial Street, which also have new ADA-compliant curbs installed (Site Visit, 2025). However, beyond the major roads and sidewalks downtown, several areas show significant wear and cracking, likely due to the land integrity issues present within the whole city (Photo 5, 2025). In addition, during our site visit, there was difficulty finding many of the street signs, especially along 2nd, 3rd, Commercial, and Alder Streets, which makes wayfinding in the downtown area difficult, especially for tourists (Site Visit, 2025). Beyond personal vehicles, Raymond has limited bus routes operated by the Pacific Transit System: the 14 bus line, which runs between Raymond and South Bend, and the 32 bus line, which runs between Ilwaco and Aberdeen (*Schedules & Maps*). While these buses do not serve many people, Raymond should still maintain these routes and look to increase service where needed. For non-motorized transportation, the city has the Willapa Hills State Trail Park, a “56-mile trail [that] lies atop the historical Burlington Northern Railroad route between Chehalis and the Raymond/South Bend” that is managed by Washington State



Parks, with the Raymond section of the trail being “asphalt for five (5) miles between Raymond and South Bend” (Pacific County, 2021, p. 5-7). The trail is a popular spot for both locals and tourists, especially during the warmer months when it is used the most. Because of this, Raymond should prioritize the continued maintenance of the trail and promote it as one of the major pulls for tourists visiting the city.

### ***Public Safety***

Raymond does not have too many issues in regards to public safety. While there is concern among some citizens that there is a problem with drug use and some crime, the statistics show another story (*2024 Raymond Community Survey Outcomes*). According to the Community Outcome and Risk Evaluation (CORE) report done on Raymond, both drug use and criminal activity are low across the board when compared to Pacific County as a whole and other locales (Figure 14). In addition, during our site visit, we did not hear or see any issues to public safety, and the residents we spoke to did not mention public safety as a big priority, leading us to believe that there is not much that needs to be done in this area (Site Visit, 2025).

### ***Important Landmarks***

Currently, Raymond has many important landmarks that contribute to its infrastructure and vibrancy. This includes the Raymond Theatre, the public pool, and the Willapa Center. These are good assets that should be emphasized as revitalization efforts are jump-started in the city.

The Dr. O.R. Nevitt Memorial Pool, also known as the Raymond Public Pool, provides “safe aquatic activities, including swimming lessons, swim team, water aerobics, and recreational swim” to Pacific County and is the only public pool in the entire county (Welcome to the City of Raymond Dr. O.R. Nevitt Swimming Pool). In 2024, the city of Raymond began running the pool’s daily operations and now the People Organized to Operate Leisure (POOL) Foundation and the city are looking for ways the pool can be utilized more efficiently throughout the year, specifically in the winter months when the pool is not in use (Site Visit, 2025).

The Raymond Theatre is one of the most important buildings in the city and is considered a focal point for the community. Built in 1928, the theatre hosted the first talking motion pictures and was used for several decades until the 1980s when the theatre closed its doors to the public due to financial issues and lack of use (City of Raymond, Theatre). In 1988, the theatre, after receiving “one million dollars in grants and funding” from the Raymond Chamber of Commerce, the city, and the state of Washington, the Raymond Theatre was heavily renovated and became owned and operated by the city in 1992, reopening to the public the same year (City of Raymond, Theatre). Currently, the theatre hosts several events including “fundraising events, incentive programs for youth, and school performances and graduations” and also hosts events for nonprofits such as the Alliance for a Better Community, Crisis Support Center, and the Ministerial Association (City of Raymond, Theatre). In addition, during our site visit, we learned that the theatre only sees around 2 live performances per month and due to licensing issues, the theatre is unable to show movies beyond what can be found on DVD (Site Visit, 2025). This has resulted in the theatre being unable to turn a profit, with actual revenue for 2023 at \$87,128.83 and actual expenses at \$90,384.18 (City of Raymond 2024 Budget). Because of this, there has been strong interest in a feasibility study to look into how the theatre could be reimaged, with some ideas from local leaders including making it into a restaurant and bar, focusing more on live performances, or partnering with the local school to boost theatre programs (Site Visit, 2025).

The Willapa Center, located on 3rd Street in downtown Raymond, is one of the most unique and important projects the city has undertaken. Built on the site of the Willapa Hotel, which burned down in 1998, the Willapa Center was headed by the Willapa Community Development Association and Joint Pacific County Housing Authority, who have been working on the project “since the mid-2000s” and partnered with Housing Opportunities of Southwestern Washington as the developer in 2018, with the projected “fully funded in 2020” and completed in 2023 (Lotz, 2024). As the newest affordable apartment complex in the city, it is considered one of the city’s biggest achievements and a crucial part of the city’s character. In addition, the complex also houses “non-profit office spaces, currently occupied by Coastal Community Action Program and a 3,500 square foot childcare area”, all of which results in a unique community center that sits at the heart of downtown (Housing Opportunities of SW Washington). While this project is seen as a strong success for the city, it was not without its challenges, specifically the fact that the entire site was built on “133 piles, each 50-55 feet deep, due to unstable ground conditions caused by a high water table”, which took significant engineering work to accomplish (TAPINI, Inc) and took decades to complete. Because of this, replicating the Willapa Center in other areas of Raymond would come at significant costs and time, both of which the city may not have the resources for.

When it comes to land integrity, it is important to be mindful when planning for future development in Raymond. This is especially true in relation to future sea level rise and its interaction with the soil. One solution is to look at soil tests which are available at any local assessor’s office to determine the land capacity and suitability. Other options are looking at land surveys.

### ***Budget Considerations***

One of the most important factors regarding Raymond’s capital facilities is the city’s budget, which outlines the revenues and expenditures the city takes on in a given year. For this report we looked at the recent 2024 Proposed City of Raymond Budget (Appendix B Figure 15), which breaks down the major categories of funds the city pulls revenue from and pays expenses towards. Raymond as of January 1, 2024 would have a cash surplus of \$5,071,203, which the city could use to fund new projects or improve existing infrastructure. In addition, the largest four expenses for the city in 2024 (Appendix B Figure 16) alone would account for around half of the total expenses for the year (\$14,830,921), so special attention should be paid to these areas. Of significant importance is the Regional Wastewater Treatment, which has the majority of its expenses tied in with salaries and loan repayments, with an additional land improvements/settling mitigation adding to the cost (Appendix B Figure 17 and 18).

	January 1, 2024 BEGINNING Cash	Add: Revenues	(Less:) Expenses	Ending Cash
<b>GENERAL GOVERNMENT</b>				
001 CURRENT EXPENSE	\$3,676,398	\$3,180,224	(\$5,429,236)	\$1,427,386
<b>SPECIAL REVENUE FUNDS</b>				
101 STREETS	\$0	\$577,166	(\$577,166)	\$0
111 CAPITAL IMPROVEMENT	\$150,000	\$58,000	(\$9,000)	\$199,000
116 FIRE EQUIPMENT	\$16,419	\$1,200	\$0	\$17,619
201 GO FIRE TRUCK	\$70,465	\$43,500	(\$43,500)	\$70,465
320 SPECIAL STREET FUND	\$304,412	\$1,246,565	(\$1,246,565)	\$304,412
<b>ENTERPRISE FUNDS</b>				
401 WATER	\$1,500,000	\$1,695,000	(\$2,220,841)	\$974,159
403 AMBULANCE	\$500,000	\$1,616,200	(\$1,523,390)	\$592,810
404 SANITATION	\$220,000	\$725,000	(\$606,712)	\$338,288
405 WASTEWATER FUND	\$775,000	\$466,500	(\$814,516)	\$426,984
410 THEATER	\$0	\$227,100	(\$227,100)	\$0
415 REGIONAL WASTEWATER TREATMENT	\$867,607	\$1,983,500	(\$2,131,645)	\$719,462
<b>TRUST FUNDS</b>				
634 MISCELLANEOUS FEE FUND	\$0	\$1,867	(\$1,250)	\$617
<b>TOTAL ALL FUNDS</b>	<b>\$8,080,302</b>	<b>\$11,821,822</b>	<b>(\$14,830,921)</b>	<b>\$5,071,203</b>

Figure 15. 2024 City of Raymond Proposed Income Statement (City of Raymond 2024 Budget)

In addition, the Planning Department for Raymond is projecting a large budget increase from \$43,618.90 to \$229,410.00, mostly for wages and benefits, showing the department is growing and could see further fund increases that could result in more planning projects in the city. Beyond the proposed budget, the city of Raymond also has a capital improvement plan (CIP) for projects the city is undertaking from 2024 through 2034 and beyond, with the majority of projects coming from the Public Works, Fire, and Police departments. While most of the projects have funding sources identified, many use loans, which the city needs to be sure they will be able to pay back. This is especially true for their 2034 and beyond projects (Appendix B Figure 19), which have no identified funding sources, likely due to them being too far out to secure any funding or financing.

Year - 2034 and Beyond				
Department	Project Title		Cost	Funding Source(s)
FACILITIES				
	Secondary Water Reservoir, 1.5 Million Gal		\$ 3,000,000	
	Hewitt Addition Galvanized Pipe Replacement		\$ 750,000	
	Replace 8-inch Pipe Crossing SR101/Franklin		\$ 200,000	
	Replace 4" waterline with 8" on 4th Street		\$ 100,000	
	Install 8" waterline on 2nd from Commercial to Duryea		\$ 125,000	
	Upgrade Surface Water Intake at Water plant		\$ 200,000	
	Sewer plant Comprehensive Plan Update		\$ 150,000	

Figure 16. City of Raymond CIP Projects 2034 and Beyond (City of Raymond 2024 Budget)

In either case, Raymond needs to ensure they are in good financial standing to pay for any projects that require loans. This leads to their overall infrastructure funding sources, which according to local leaders are only available for completed projects and the city is unable to seek funding without a project to point the funds toward (Site Visit, 2025). In addition, Raymond receives funding from both public and private sources, though due to state deficits and federal cuts to different types of funding, the city should look into more local, private, and tribal funding sources in order to complete necessary projects (Site Visit, 2025).

## Housing

Raymond has 1,380 housing units, comprising 8.5% of the 16,220 units in Pacific County (U.S. Census Bureau, n.d.), with 1,294 of these units estimated to be presently occupied. The housing stock during the town's early history was predominantly made up of worker housing to sustain extraction industries. Throughout the 20th century, as the city's economy diversified, the housing stock became dominated by single-family housing and individual apartments. Today, the housing stock is aging, and there is a need for new housing citywide. The 2024 Raymond Community Survey found that housing was the second most important area of focus, with 35% of respondents saying they would like the town to focus on housing issues. Downtown Raymond has recently benefited from investments in public housing, and the neighborhood has several strengths that make it an essential part of Raymond's housing picture.

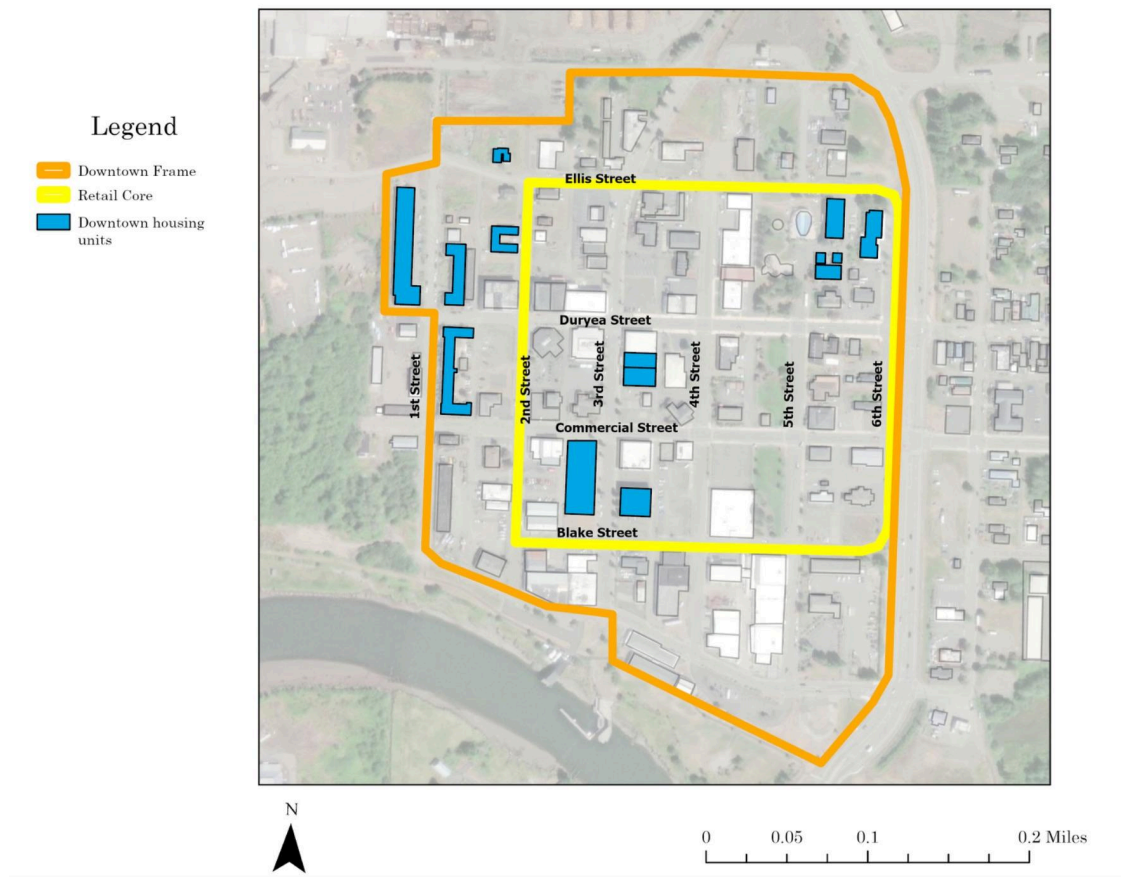
The city's housing stock is predominantly made up of single-family housing. There are 1,027 single-family housing units, 179 multifamily units, and 164 manufactured housing units (U.S. Census Bureau, n.d.). Most of this housing was constructed before 1980, with 81% of units being built before 1970 (U.S. Census Bureau, n.d.). A smaller percentage of these units are in Downtown Raymond, but the neighborhood has a high concentration of multifamily and low-income housing (Figure 16). Maintaining these homes can pose financial challenges for homeowners as older homes typically require repairs more frequently, and rising materials costs can make these improvements out of reach. The Housing Rehabilitation Loan Program (HRLP), which uses state capital budget funds to give low-income households deferred loans to perform home improvement projects, is one program that can help owners cover the cost of these improvements to keep these homes habitable. As Raymond's housing ages, the population has aged as well, with the median age now being over 45. As residents age and needs change, the county predicts that they may need more housing options to fit these needs and encourages them to live in the densest areas where services are accessible (Pacific County Department of Community Development, 2021). Downtown Raymond is well positioned to grow in this regard, as it has strong access to services, and its centralized nature makes it desirable for those who may need or prefer to walk to access goods and services.

The homeownership rate in Raymond is 80% and 81.8% of these homes are valued under \$300,000 (U.S. Census). The average rent in Raymond is \$916 and is considerably lower than the state average. Like much of Pacific County, Raymond is challenged in its efforts to provide affordable housing as demand for housing grows and local wages fail to keep up with prevailing housing costs. The median household income in Raymond is \$52,500, which is well under the Washington State median of \$94,600 (U.S. Census Bureau, n.d.). The average household paying rent in Raymond is spending 21% of their income on rent alone. The city has a number of residents who are cost burdened and pay a higher percentage of their income in housing expenses. The Department of Housing and Urban Development's definition of cost burdened is by spending 30% or more of their income on housing-related expenses (U.S. Department of Housing and Urban Development, n.d.). The housing market in Raymond struggles to attract new development due to the high cost of materials and low relative income. There is potential for the city to explore the incentivization of private housing construction as it is needed to refresh the supply of homes. While the majority of the housing stock in the community is market rate,



the city is home to a large share of Pacific County’s public housing, and these units provide shelter to some of the most vulnerable in the community.

## Housing in Downtown Raymond



*Figure 17. Map of Housing*

The Joint Pacific County Housing Authority operates 52 affordable housing units across three different properties in Raymond. The Willapa Center (Site Visit Photos, Photo 8) is the newest property managed by the authority. It was constructed using a variety of public funds and provides 30 housing units, non-profit office spaces, and a childcare center. Of the 30 units, “15 of [them] are subsidized and are rented to those at or below 30% AMI,” with 13 units set aside for those who are homeless, and the other 15 “are affordable to households at or below 50% AMI” (Housing Opportunities of SW Washington). The downtown area is well suited to accommodate public housing projects due to its accessible location and potential for future development.

## Environment and Climate

Downtown Raymond is situated on the beautiful estuary of the Willapa River, which presents many environmental challenges and opportunities. The warmest month in Raymond is August, with an average high temperature of 73°F and a low of 49°F, while December is the coldest, with an average high of 46°F and a low of 31°F. While it rains throughout the year in Raymond, the rainiest month is November, when there is an average rainfall of 13.66 inches. In contrast, the driest month is July, with an average rainfall of 1.23 inches (U.S. Climate Data).

Today, Raymond faces increasing climate-related risks, including flooding, sea level rise, wildfires, and seismic hazards. One of the biggest threats to the area is earthquakes as Raymond is in close proximity to the Cascadia Subduction Zone. Earthquakes in Raymond are rated as a 4 on a risk scale from 0 (no risk) to 6 (high risk) (Figure 17).

Table 3.31 – Hazard Risk Summary

Stakeholder	Coastal Erosion	Earthquakes	Floods	Landslides	Tsunamis	Wildfires	Windstorms	Winter Storms
Pacific County	5	4	3	2	4	2	3	2
Ilwaco	2	2	3		3	2	3	2
Long Beach	3	4	3		3	2	3	2
Raymond	2	4	4		3	2	3	2

*Figure 18. Hazard Risk Summary from the Pacific County Hazard Mitigation Plan 2022 (2021).*

Although only two minor earthquakes have had epicenters in Pacific County—a 3.1 magnitude in 1981 and a 3.3 magnitude in 2012—larger earthquakes originating elsewhere could still cause significant damage (Pacific County Emergency Management, 2021, p. 58). The most vulnerable structures include older buildings, those constructed on unstable soil (including much of downtown), and buildings not built to modern seismic standards. Liquefaction, which occurs when saturated soils lose strength during strong ground shaking, poses a major risk and can cause structures to tilt, sink, or collapse (USGS, 2023). Many structures in Raymond are located within identified liquefaction zones, including 801 residential units, 26 multifamily buildings, 74 commercial structures, and 2 government buildings (Pacific County Emergency Management, 2021, p. 61). If a high-magnitude earthquake originates from the Cascadia Subduction Zone, it is likely to have devastating consequences for the area.

A high-magnitude earthquake in the Cascadia Subduction Zone could trigger a tsunami, and even earthquakes originating in Alaska have the potential to impact Raymond. In two tsunami scenarios modeled in the Hazard Mitigation Plan, Raymond is affected: one predicts widespread inundation, while the other shows impacts east of downtown (Pacific County, 2021, p. 90-91). However, seismologists estimate that the probability of a catastrophic tsunami occurring in any given year is only 0.04% (Pacific County Emergency Management, 2021, p. 94).

While flooding has not been severe in recent years according to locals (Site Visit, 2025), projections for sea level rise and future flooding are concerning. Critical facilities such as fire and police stations may be affected, but the most flood-prone areas are primarily residential outside of downtown (Appendix A Figure 4; Pacific County Emergency Management, 2021, p. 69). Flooding also threatens key transportation routes, such as U.S. Highway 101, which connects Raymond to neighboring areas. Part of the city lies within a floodplain with a 1% annual chance of a flood event, though the downtown area is outside the designated flood zone. As a result, increasing residential development downtown could help reduce the population of Raymond in higher flood vulnerability areas. The financial impact of flooding is significant, with the average flood in Pacific County costing approximately \$493,000 (Pacific County Emergency Management, 2021, p. 68).

Raymond is also vulnerable to wildfires, with 987 residential units and 55 commercial buildings at risk (Pacific County Emergency Management, 2021, p. 109). A key concern is the limited ability of many communities in Pacific County to evacuate effectively.

However, Raymond's natural setting also presents opportunities for ecotourism and outdoor recreation, which could help build economic resilience while preserving its environmental assets. Outdoor recreation is an important part of Washington State's economy, with residents and tourists spending \$26.5 billion in 2019 (Earth Economics). This spending includes costs related to equipment, accommodations, dining, and local businesses. Water-based recreation is particularly popular, with 1 in 5 days spent outdoors occurring near rivers, lakes, and coastal areas. In Downtown Raymond, there is the Willapa Paddle Adventures, which has 14 kayaks and 2 stand up paddle boards for rent (Willapa Paddle Adventures), aligning with this demand.

Biking is another important recreational activity, with significant potential for attracting visitors and increasing consumer spending. Given Raymond's access to the Willapa River, its proximity to trails, and its scenic natural environment, enhancing outdoor recreation infrastructure could drive sustainable economic growth while promoting environmental conservation.

Tourism is bigger in the summer months in Pacific County and Raymond, but there has been growth in the shoulder and off seasons (October to April) in recent years according to the Pacific County Tourism Annual Report 2019. There is a lot of hunting (mostly people from out of town), fishing, and crabbing in the area (Site Visit, 2025). Additionally, Pacific County has 25% of the American oyster harvest.

A key asset to the area is the Willapa Hills State Park Trail, a 56-mile-long multi-use trail stretching from Chehalis to South Bend, passing by Raymond. While the trail does not directly pass through downtown, improved wayfinding and trail connections could help draw visitors into the area, supporting local businesses and further integrating Raymond into the region's growing outdoor recreation economy.

## SWOT Analysis

	Strength	Weakness	Opportunity	Threats/Challenges
<b>Land Use</b>	<ul style="list-style-type: none"> <li>-Defined corridors for development with attractive uses (e.g., theatre, Riverfront Park) already present</li> <li>-Ample parking for everyday or festival uses</li> <li>-Historic buildings</li> <li>-Easy access to US-101</li> <li>-Minor improvements already taking place (e.g., sidewalk improvements)</li> </ul>	<ul style="list-style-type: none"> <li>-Quality of land/soil for building</li> <li>-Expensive to build on</li> <li>-US-101 bypasses the downtown area, separating commercial downtown from the eastern residential area</li> <li>-Minimal housing stock</li> <li>-The available housing stock is not affordable for many Raymond residents</li> </ul>	<ul style="list-style-type: none"> <li>-Many lots to redevelop</li> <li>-Desire to focus on downtown and develop a variety of uses (retail, residential, parks, etc.)</li> <li>-An idle land law could spur some development</li> </ul>	<ul style="list-style-type: none"> <li>-Redevelopment barriers</li> <li>-Land stability/quality generally</li> <li>-Questions about disaster preparedness, sea level rise</li> <li>-Feasibility of downtown continuing in the current location</li> </ul>
<b>Population and Economy</b>	<ul style="list-style-type: none"> <li>-Not many chain restaurants or retail to compete with</li> <li>-Weyerhaeuser's presence as a source for stable jobs, as well as a workforce close to downtown to patronize core businesses</li> <li>-Entrepreneurship in Raymond is evident, particularly among downtown stakeholders</li> </ul>	<ul style="list-style-type: none"> <li>-Rapidly aging population</li> <li>-Limited business base in Downtown</li> <li>-Declining historic building stock</li> <li>-Limited consumer base</li> </ul>	<ul style="list-style-type: none"> <li>-Location at the end of Willapa Hills Trail (tourism potential)</li> <li>-Upcoming World Cup 2026 in Washington might lead to more tourists coming through the city</li> </ul>	<ul style="list-style-type: none"> <li>-Increasing automation threatens industrial base that supports Raymond</li> <li>-Retail and entertainment entering the digital space make establishing a diverse business profile downtown</li> </ul>



<b>Community Context</b>	<ul style="list-style-type: none"> <li>- School district</li> <li>- Community pool</li> <li>- Library</li> <li>- Invested community</li> <li>- Walkable downtown</li> <li>- Close to river</li> </ul>	<ul style="list-style-type: none"> <li>- No incentive for teens/families to be downtown</li> <li>- Lack of recreation</li> <li>- Car-centric streets</li> <li>- Outdated shops that do not appeal to youth</li> </ul>	<ul style="list-style-type: none"> <li>- Community mural</li> <li>- Fairs/Festivals</li> <li>- New modern business</li> <li>- Town Plaza</li> <li>- Pool Renovation</li> <li>- Street redesigns</li> </ul>	<ul style="list-style-type: none"> <li>- Lack of funding for these programs</li> <li>- Change, and implementation of programs take time</li> <li>- Stagnated economic growth</li> </ul>
<b>Capital Facilities</b>	<ul style="list-style-type: none"> <li>- Willapa Hills State Park Trail</li> <li>- New ADA compliances in crosswalks and sidewalks</li> <li>- Available funding for maintenance of all existing roads and sidewalks</li> <li>- The 3rd Street sidewalks are very well maintained and set a good example for further improvements.</li> <li>- New Wastewater treatment facility.</li> <li>- Raymond Public Pool</li> <li>-The Willapa Center (new affordable housing downtown).</li> </ul>	<ul style="list-style-type: none"> <li>- Road pilings coming up on some roads</li> <li>-The wide roads in several areas of the town make it difficult for multimodal transportation.</li> <li>-Duryea Street is closed due unstable buildings.</li> <li>- Lack of bike lanes</li> <li>-Subsidence</li> <li>- Anticipated Flood Risk (Figure 7, Appendix A).</li> <li>- Based on the CEP Report, some residents comment that there is a large presence of drugs in Downtown Raymond.</li> </ul>	<ul style="list-style-type: none"> <li>- Extension on the Willapa Trails road.</li> <li>-Take advantage of the Weyerhaeuser Partnership to make signage.</li> <li>- Revitalizing the Raymond Theatre, which could be a great source of revenue for the town.</li> <li>- Future secondary water reservoir.</li> </ul>	<ul style="list-style-type: none"> <li>- Land stability may cause wear on new sidewalks</li> <li>-Resources may be exhausted on signage.</li> <li>- Climate change forces immediate action, as this has the potential to be the biggest threat to the city's infrastructure.</li> <li>- The desire for tourism may inhibit the town's feeling of safety</li> </ul>
<b>Housing</b>	<ul style="list-style-type: none"> <li>-State-supported programs for home improvements.</li> <li>-Vacant lots downtown can be turned into housing easily without the need to demolish existing structures.</li> <li>-<b>The Willapa Center</b> is a strong model for dense</li> </ul>	<ul style="list-style-type: none"> <li>-Construction costs in downtown are high due to soil conditions</li> <li>-There has historically been a lack of interest from private developers in the neighborhood</li> <li>-High cost of maintenance may keep some units vacant</li> </ul>	<ul style="list-style-type: none"> <li>-Permitting process efficiency- reducing red tape for new developments</li> <li>-Public-private partnership for home building</li> <li>-Community-led programs to improve the existing housing stock</li> </ul>	<ul style="list-style-type: none"> <li>-Federal funding pauses and cuts could have an outsized impact on how Raymond funds new housing projects</li> <li>-New State budget could threaten programs that the city uses to maintain its housing stock.</li> </ul>

	<p>affordable housing.</p> <p>-Language in the Pacific County Comprehensive Plan regarding streamlining permitting, building housing for vulnerable populations, and encouraging a diverse housing stock favor development in Downtown.</p>		<p>-Rehabbing existing and vacant properties as a new source of housing</p> <p>-Mixed Land Use in Downtown-encouraging mixed land use in the downtown neighborhood could provide quality housing near jobs and retail and maintain a vibrant livable downtown.</p>	<p>-Population growth - If the population grows faster than expected, there could be additional strain on the housing inventory in Raymond.</p>
<p><b>Environment and Climate</b></p>	<p>-Abundant outdoor recreation opportunities – The Willapa River, parks (including Riverfront Park, 5th Street Park), and nearby trails like the <b>Willapa Hills State Park Trail</b></p> <p>-Downtown is less likely to experience hazards compared to surrounding areas</p> <p>-Built on an estuary – natural beauty, biodiversity</p>	<p>-Some buildings in downtown Raymond are at risk of inundation by 2050 and 2100 due to rising sea levels and flooding</p> <p>-Lack of direct trail connectivity to downtown – The Willapa Hills State Park Trail does not pass directly through downtown.</p> <p>-The part of the Willapa Hills State Park Trail right before Raymond is ‘unimproved’ making it less pleasant and safe.</p> <p>-Built on an estuary and the town is built on pilings. This makes development very difficult and expensive</p>	<p>-There is a lot of potential for expanding eco-tourism in the area: birdwatching, kayaking, biking</p>	<p>-Natural hazards: <b>earthquakes</b>, tsunamis, flooding, sea-level rise, wildfires</p>

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## Appendix A - Maps



Figure 1. Draft of Raymond Business Map



Figure 2. Parks in the Downtown Raymond area. **City of Raymond.** (n.d.). *City parks*. Retrieved March 16, 2025

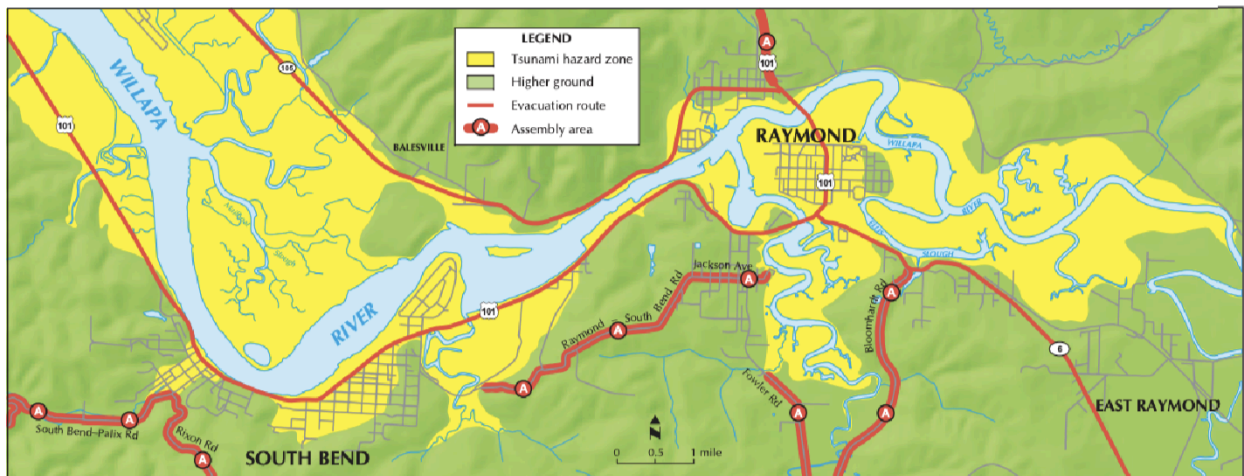
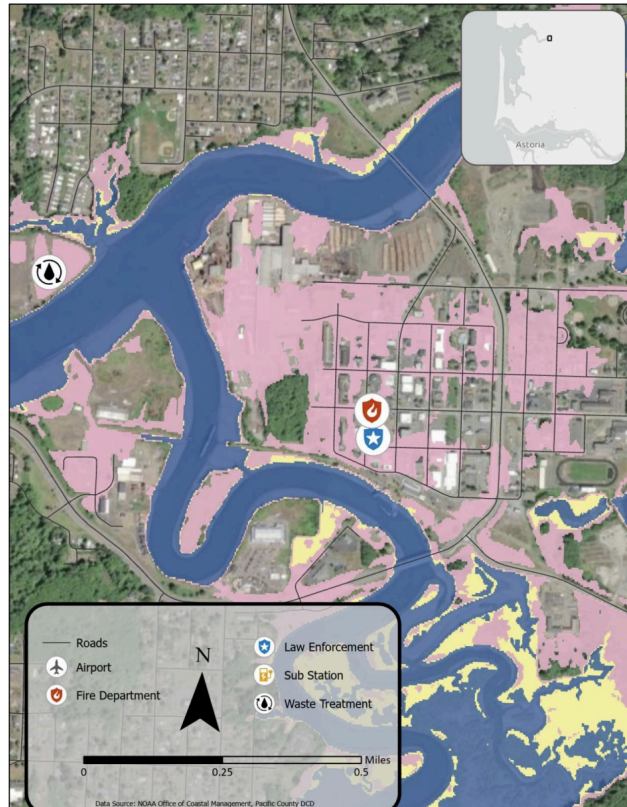


Figure 3. Tsunami Hazard Zone. **Pacific County Emergency Management.** (2005, March). *Tsunami! [Evacuation map for Raymond and South Bend]*. Retrieved March 16, 2025, from [https://pcema.info/wp-content/uploads/2024/02/raymond-south\\_bend.pdf](https://pcema.info/wp-content/uploads/2024/02/raymond-south_bend.pdf)





**Figure 12.** Critical facilities in the City of **Raymond** at risk during extreme flooding in the 2050 mapping scenario.

Figure 4. Critical Facilities in the City of Raymond at Risk During Extreme Flooding in the 2050 mapping scenario. **Pacific County Department of Community Development.** (2023, July 11).

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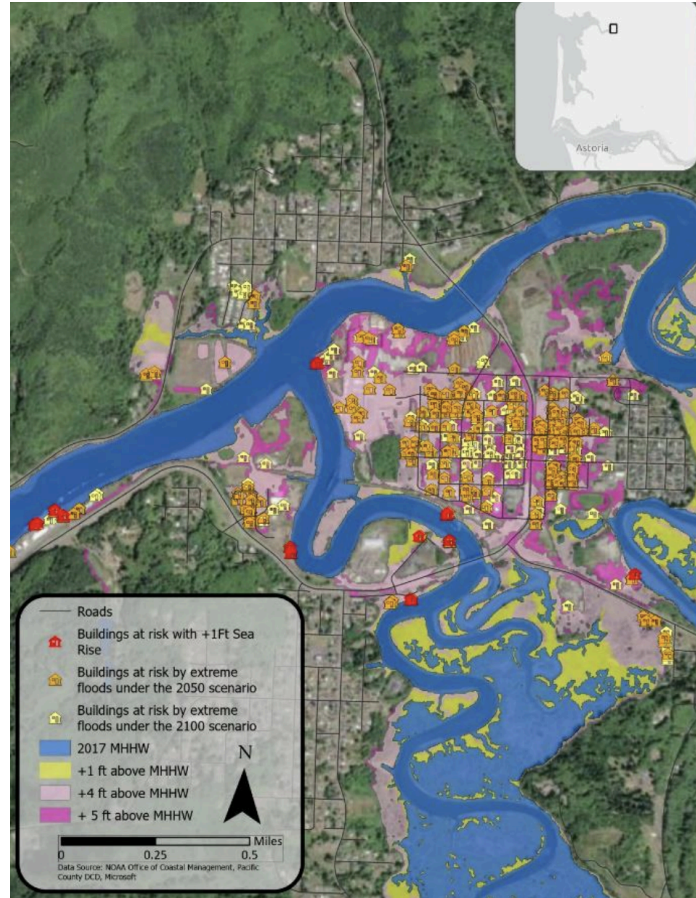


Figure 5. Buildings at Risk by Extreme Floods in 2050 and 2100 scenarios.  
***Pacific County Department of Community Development.*** (2023, July 11). *Final sea level rise assessment (6/22/23).* Pacific County.  
[https://www.co.pacific.wa.us/dcd/images/SLR/2023.07.11%20Final%20SLR%20Assessment\\_6\\_22\\_23.pdf](https://www.co.pacific.wa.us/dcd/images/SLR/2023.07.11%20Final%20SLR%20Assessment_6_22_23.pdf)

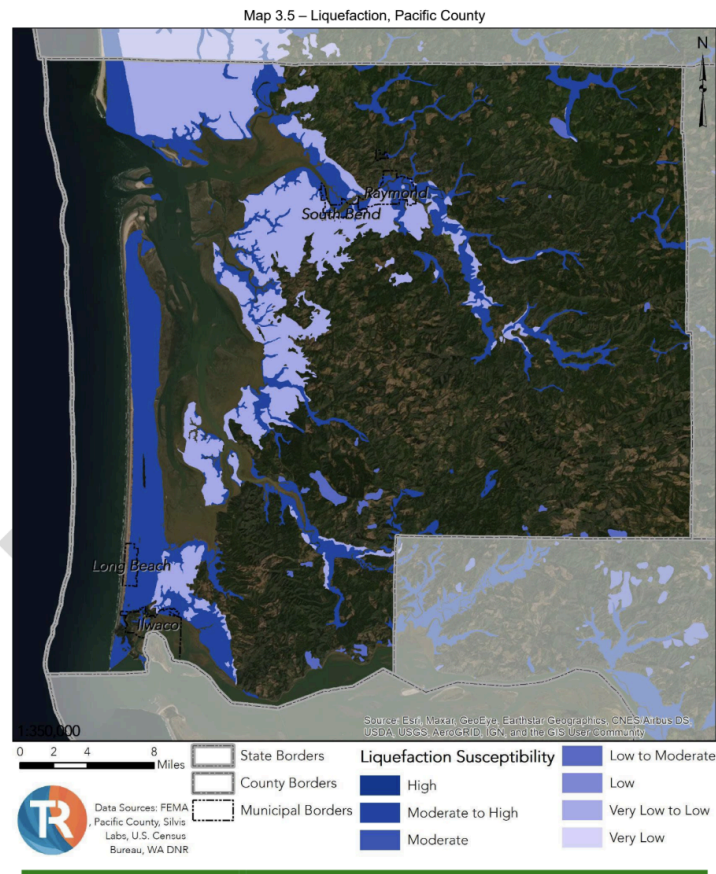


Figure 6. Liquefaction Susceptibility Map. Pacific County Hazard Mitigation Plan 2022.

Table 3.9 – Vulnerable Municipal Structures by Count, Liquefaction

Municipality	Ag	Com	Gov	Ind	Res	Res-M	Total
Pacific County	57	243	13	81	9,656	50	57
Ilwaco	3	29	1	6	304	4	3
Long Beach	1	165	2	8	1,266	32	1
Raymond	4	74	2	16	801	26	4
South Bend	2	40	8	10	735	9	2
Total =	67	551	26	121	12,762	121	67

\*Multi-Unit Residential is defined as a structure with 5 or more residential units

\*\*The data are from the U.S. Census Bureau and FEMA

Figure 7. Vulnerable Municipal Structures in Liquefaction Zone. Pacific County Hazard Mitigation Plan 2022.



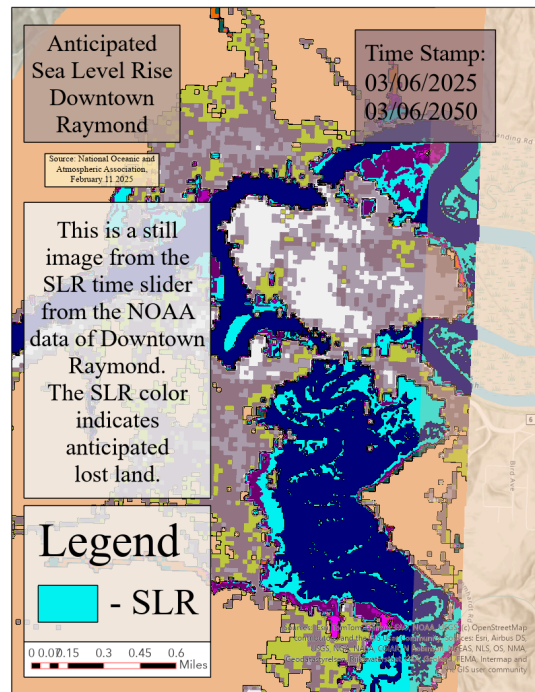


Figure 8. “Anticipated Flood Risk” (Downtown Raymond) over 25 years. Made by Hannah Autrey with data from the National Oceanic and Atmospheric Association. March 6th, 2025.

#### Parks in Downtown Raymond and Vicinity.



Figure 9. Parks in Downtown Raymond, Gabriel Leon (2025, March). ArcGIS.

## Downtown Raymond



Figure 10. Downtown Raymond Boundary. Gabriel Leon (2025, March). ArcGIS.

## Housing in Downtown Raymond

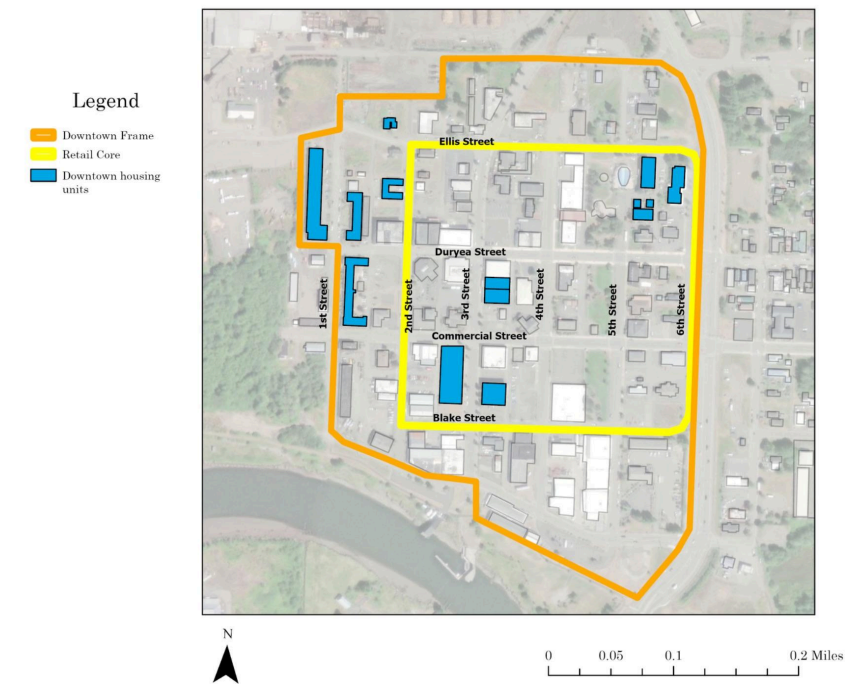


Figure 11. Downtown Raymond Housing. Gabriel Leon (2025, March). ArcGIS.



## Appendix B - Figures

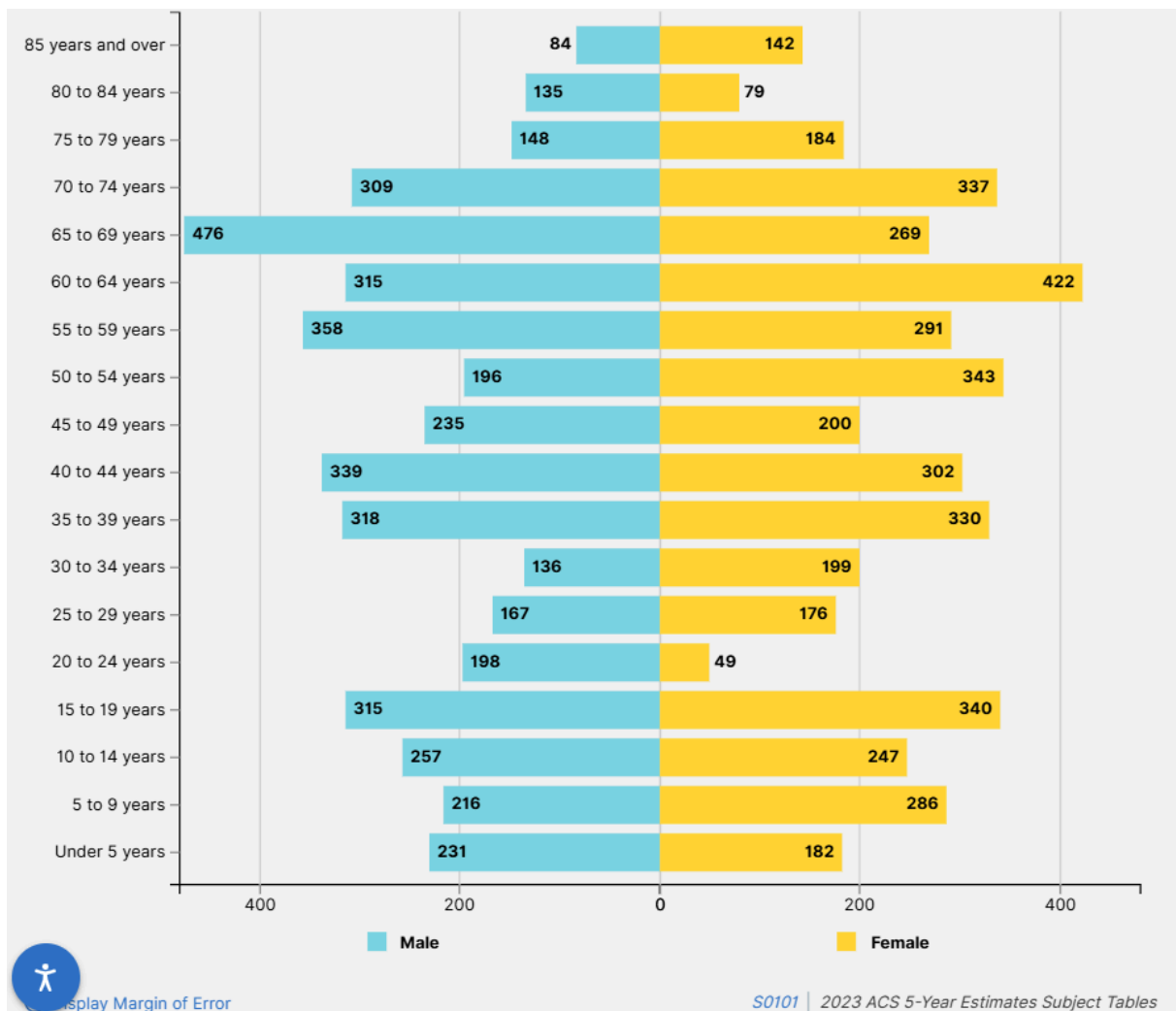


Figure 12. Population Pyramid from the 2023 American Community Survey (ACS).

Type of Transportation	Estimate	Margin of Error
<b>Total:</b>	<b>1,370 (100%)</b>	<b>±207</b>
Car, truck, or van - drove alone:	863 (62.99%)	±176
Car, truck, or van - carpooled:	363 (26.49%)	±195
Public transportation (excluding taxicab):	0 (0%)	±13
Walked:	32 (2.34%)	±31
Taxicab, motorcycle, bicycle, or other means:	46 (3.36%)	±42
Worked from home:	66 (4.82%)	±46

Figure 13. Means of Transportation to Work by Vehicle. (Source: American Community Survey (ACS))

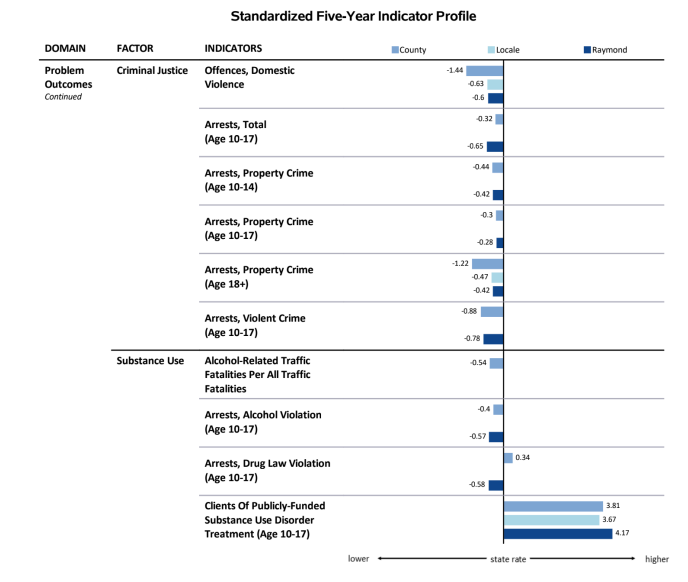


Figure 14. Criminal Activity and Substance Use in Raymond. (Source: Risk and Protection Profile for Substance Abuse Prevention in Raymond)

<b>Fund</b>	<b>Amount</b>
Water	\$2,220,841
Regional Wastewater Treatment	\$2,131,645
Ambulance	\$1,523,390
Special Street Fund	\$1,246,565
<b>TOTAL</b>	<b>\$7,122,441</b>

Figure 15. Largest Expenses for the City of Raymond. (data from City of Raymond 2024 Budget)

	<b>January 1, 2024 BEGINNING Cash</b>	<b>Add: Revenues</b>	<b>(Less:) Expenses</b>	<b>Ending Cash</b>
<b>GENERAL GOVERNMENT</b>				
001 CURRENT EXPENSE	\$3,676,398	\$3,180,224	(\$5,429,236)	\$1,427,386
<b>SPECIAL REVENUE FUNDS</b>				
101 STREETS	\$0	\$577,166	(\$577,166)	\$0
111 CAPITAL IMPROVEMENT	\$150,000	\$58,000	(\$9,000)	\$199,000
116 FIRE EQUIPMENT	\$16,419	\$1,200	\$0	\$17,619
201 GO FIRE TRUCK	\$70,465	\$43,500	(\$43,500)	\$70,465
320 SPECIAL STREET FUND	\$304,412	\$1,246,565	(\$1,246,565)	\$304,412
<b>ENTERPRISE FUNDS</b>				
401 WATER	\$1,500,000	\$1,695,000	(\$2,220,841)	\$974,159
403 AMBULANCE	\$500,000	\$1,616,200	(\$1,523,390)	\$592,810
404 SANITATION	\$220,000	\$725,000	(\$606,712)	\$338,288
405 WASTEWATER FUND	\$775,000	\$466,500	(\$814,516)	\$426,984
410 THEATER	\$0	\$227,100	(\$227,100)	\$0
415 REGIONAL WASTEWATER TREATMENT	\$867,607	\$1,983,500	(\$2,131,645)	\$719,462
<b>TRUST FUNDS</b>				
634 MISCELLANEOUS FEE FUND	\$0	\$1,867	(\$1,250)	\$617
<b>TOTAL ALL FUNDS</b>	<b>\$8,080,302</b>	<b>\$11,821,822</b>	<b>(\$14,830,921)</b>	<b>\$5,071,203</b>

Figure 16. 2024 City of Raymond Proposed Income Statement. (City of Raymond 2024 Budget)

**REGIONAL WWTP**

<b>Expenditure</b>				
415-000-000-535-80-11-00	Salaries & Wages	\$338,100.00	\$308,480.35	\$342,015.00
415-000-000-535-80-15-00	Overtime	\$20,000.00	\$11,862.32	\$20,000.00
415-000-000-535-80-21-00	Personnel Benefits	\$168,000.00	\$148,707.90	\$179,506.00
415-000-000-535-80-31-00	Operating Supplies	\$70,000.00	\$79,057.71	\$85,000.00
415-000-000-535-80-31-10	Lab Supplies	\$15,000.00	\$6,677.41	\$15,000.00
415-000-000-535-80-31-20	Equip Maint Supplies	\$15,000.00	\$0.00	\$15,000.00
415-000-000-535-80-31-30	Biosolids Oper Supplies	\$20,000.00	\$15,262.08	\$20,000.00
415-000-000-535-80-32-00	Fuel Consumed	\$12,000.00	\$8,950.34	\$13,000.00
415-000-000-535-80-35-00	Small Tools & Equipment	\$3,000.00	\$2,295.66	\$0.00
415-000-000-535-80-41-00	Professional Services	\$40,000.00	\$23,750.59	\$40,000.00

Figure 17. Regional Wastewater Treatment Plan Expenditures (Salaries). (City of Raymond 2024 Budget)

<b>Other Financing Uses</b>				
415-000-000-591-35-70-20	PWTF Regional Design Principal	\$53,363.00	\$53,362.58	\$53,363.00
415-000-000-591-35-70-30	DOE L 1000028 Principal	\$101,657.00	\$43,501.31	\$102,782.00
415-000-000-591-35-70-40	USDA-RD Loan Principal	\$349,792.00	\$8,934.29	\$357,265.00
<b>Debt Service Costs</b>				
415-000-000-592-35-83-00	PWTF Regional Design Interest	\$6,403.51	\$6,403.51	\$5,337.00
415-000-000-592-35-83-10	DOE L1000028 Interest	\$9,651.97	\$3,248.81	\$9,652.00
415-000-000-592-35-83-20	USDA-RD Loan Interest	\$306,154.00	\$7,508.03	\$298,682.00
<b>Total Debt Service</b>		<b>\$322,209.48</b>	<b>\$17,160.35</b>	<b>\$313,671.00</b>
<b>Capital Expenditures</b>				
415-000-000-594-35-61-00	Land Improvements/Settling Mitigation	\$287,500.00	\$0.00	\$287,500.00
<b>Total Capital</b>		<b>\$287,500.00</b>	<b>\$0.00</b>	<b>\$287,500.00</b>
415-000-000-597-00-00-00	Transfer Out	\$0.00	\$0.00	\$0.00
<b>Total Other Financing</b>		<b>\$1,114,521.48</b>	<b>\$122,958.53</b>	<b>\$1,114,581.00</b>
<b>Total Expenditure</b>		<b>\$2,100,121.48</b>	<b>\$968,898.91</b>	<b>\$2,131,645.00</b>

Figure 18. Regional Wastewater Treatment Plant Expenditures (Loans and Mitigation Costs). (City of Raymond 2024 Budget)

Year - 2034 and Beyond				
Department	Project Title		Cost	Funding Source(s)
FACILITIES				
	Secondary Water Reservoir, 1.5 Million Gal		\$ 3,000,000	
	Hewitt Addition Galvanized Pipe Replacement		\$ 750,000	
	Replace 8-inch Pipe Crossing SR101/Franklin		\$ 200,000	
	Replace 4" waterline with 8" on 4th Street		\$ 100,000	
	Install 8" waterline on 2nd from Commercial to Duryea		\$ 125,000	
	Upgrade Surface Water Intake at Water plant		\$ 200,000	
	Sewer plant Comprehensive Plan Update		\$ 150,000	

Figure 19. City of Raymond CIP Projects 2034 and Beyond. (City of Raymond 2024 Budget)



Figure 20. Newport Hills Swim and Tennis Club pool covered for Winter/Spring season. Source: Abhishek Dan, Feb 2020.



Figure 21. Taylor Family YMCA Retractable enclosure. Sid C., May 2022.





Figure 22. Site Visit sketches, 2025. Taken by So Sung.

## Site Visit Photos



Photo 1. Raymond Riverfront Park (February 10, 2025). Photo taken by So Sung.



Photo 2. Exterior Raymond Theatre (February 10, 2025). Photo taken by Walter Donovan Jr.





Photo 3. Interior Raymond Theatre (February 10, 2025). Photo taken by So Sung.



Photo 4. Raymond Swimming Pool (February 10, 2025). Photo taken by So Sung.





Photo 5. Sidewalk cracks on 2nd Street (February 10, 2025). Photo taken by Walter Donovan Jr.



Photo 6. Empty lot on 3rd Street (February 10, 2025). Photo taken by Iona Cich.





Photo 7. Willapa Center (February 10, 2025). Photo taken by Iona Cich.



Photo 8. Willapa Center (February 10, 2025). Photo taken by So Jung