

PUBLICATION

REQUEST FOR PROPOSALS – WATERFRONT PROPERTY

The Town of Cathlamet is seeking proposals from public or private parties interested in the potential purchase and development of the 6.12-acre Town-owned waterfront property located at 375 2nd Street, Cathlamet, WA.

Proposals should describe the proposed use or development of the property, including whether and how the property would remain available to the public, proposed recreational, residential, commercial, or other uses, anticipated improvements, and community benefits.

Any potential sale will be subject to conditions established by the Town, including requirements related to existing pedestrian pathways, permanent riverfront greenspace, a public dog park, and other conditions described in the complete proposal documents.

The full Request for Proposals document including property information, required conditions, proposal requirements, submission instructions, and all updates are available on the Town's website at www.townofcathlamet.com/notices/waterfront-property-rfp.

Proposal Deadline: October 12, 2026, at Noon

Questions and proposals should be directed to the Town of Cathlamet at sarahc@townofcathlamet.com.

The Town reserves the right to reject any or all proposals and is not obligated to sell the property as a result of this request.

Publish: September 3, 2026 & September 10, 2026

For publication:

- Town Website
- The Eagle
- Daily Journal of Commerce
- Office of Minority and Women's Business Enterprises

REQUEST FOR PROPOSALS

WATERFRONT PROPERTY – POTENTIAL SALE AND DEVELOPMENT

The Town of Cathlamet is soliciting proposals from interested public or private entities regarding the potential purchase and development of the Town-owned waterfront property located at 375 2nd Street, Cathlamet, Washington, consisting of parcel numbers 3958 and 3964.

The Town Council is considering the potential sale of the property and is seeking proposals that will help the Council evaluate how the property may be utilized following a sale. The Town is particularly interested in proposals that describe the proposed future use of the property, including, but not limited to:

- Whether and to what extent the property would remain accessible and/or available for public use;
- Proposed recreational, commercial, residential, governmental, or other uses;
- Any proposed development, construction, or improvements;
- How the proposal would benefit the community;
- Proposed timelines for implementation;
- Whether the property would be developed, leased, operated, or otherwise utilized by the proposer; and
- Any other information the proposer believes would assist the Town Council in evaluating the proposal.

SALE CONDITIONS

Any potential sale of the property will be subject to conditions established by the Town, including conditions relating to existing pedestrian pathways and applicable grant obligations, permanent riverfront greenspace, and public recreational improvements.

At a minimum, the Town anticipates that any purchaser would be required to:

- 1.** Assume responsibility for compliance with applicable grant requirements affecting existing pedestrian pathways on the property, including required future maintenance obligations and public access requirements in perpetuity;
- 2.** Establish and permanently maintain not less than 19,000 square feet of landscaped riverfront greenspace along the existing riverfront pathway between the existing Town/Port property boundary and the pedestrian bridge leading to Strong Park. This area is intended to remain substantially open and free from development, except for landscaping or other improvements approved consistent with the applicable conditions;
- 3.** Construct and maintain a public dog park of not less than 4,500 square feet in the vicinity of the established greenspace; and
- 4.** Comply with any additional covenants, easements, grant requirements, access requirements, or other conditions determined necessary by the Town as part of a final purchase and sale agreement.

In addition, the Town anticipates that the final transaction may include a revenue-sharing requirement applicable to future leases, licenses, concessions, or similar agreements involving development or use of the property.

The Town is not limiting proposals to a particular type of use. Proposals may be submitted by public agencies, private entities, nonprofit organizations, or other qualified parties.

IMPORTANT: This notice does not constitute an offer to sell the property or a commitment by the Town to accept any proposal. The Town reserves the right to reject any or all proposals, request additional information, negotiate with one or more proposers, or take no further action. Any sale would be subject to applicable statutory requirements, Town Council approval, and execution of a definitive Purchase and Sale Agreement and related documents.

PROPOSAL REQUIREMENTS

Interested parties should submit a written proposal describing the proposed use, development plans, anticipated public benefit, proposed timeline, and any other information relevant to the future use of the property, including the proposed purchase price and payment terms.

Questions and proposals should be directed to the Town of Cathlamet at sarahc@townofcathlamet.com.

Questions Deadline: October 1, 2026, at Noon

Proposal Deadline: October 12, 2026, at Noon

The Town reserves the right to modify this request, request clarification or additional information, or extend the proposal deadline as deemed appropriate. At the end of the proposal period, the Town may choose to engage with one or more developers to discuss a possible agreement to sell the site through a purchase and sale agreement for redevelopment of this parcel. The decision will be based on a number of criteria that aim to create the best overall value to the citizens of Cathlamet. The Town may withdraw from this process at any time, and submitters may withdraw their proposals and participation at any time they so choose without recourse. The Town also reserves all options with respect to any subsequent process or decision concerning disposition of the property.

All documents and updates related to this proposal are available on the Town's website at www.townofcathlamet.com/notices/waterfront-property-rfp.

REVIEW PROCESS

The Town of Cathlamet will consider each proposal to evaluate benefits of the land price offered, development value, creation of community and economic benefit, and the team's overall ability to accomplish the Town's planning concept goals. Property to be surplus by the Town must be sold at the fair market value, which is the minimum accepted price, as determined by appraisal and/or other information which must be presented to the Council.

Weighted criteria will be aimed at determining the best overall value to the citizens of Cathlamet, including land price (25 pts), developer and team experience (25 pts), financial ability to deliver a quality project, schedule, and overall approach (50). The preferred candidates may be invited to meet with the Town to discuss their proposal.

TOWN GOALS

The Town would like to hear from candidates who can demonstrate their ability to address important Town goals through the use of this site. Information contained in the response should present information responding to the points below in a clear, comprehensive and concise manner.

- Ability to exemplify and stimulate the type of development and community enhancement in the area;
- Ability to conceptualize and execute projects that create a strong sense of place;
- Ability to understand the need for and use projects to provide opportunities for public gathering spaces;
- Ability to generate economic benefit to the Town;
- Ability to demonstrate the party's financial ability to execute project;
- Timing of closing and approximate construction period.

DISCLAIMER: The information in this RFP has been prepared for informational purposes as general reference and guidance for potential submitters. It is each submitter's responsibility to perform its own review and due diligence with respect to facts and the application of law.

ADDITIONAL PROPERTY DETAILS

This is the site of the Town's former sewer lagoons decommissioned in 2013. **Prospective proposers are encouraged to inquire about existing property and facility conditions and to conduct their own due diligence.*

