

# CASCADE LOCKS Property Portfolio Assessment

## LIGHT INDUSTRIAL



This site consists of approximately 25 acres of shovel-ready vacant land. Bisected by Cramblett Way. This relatively flat, grass field site is currently home to the Lock Approach Disc Golf Course. Across Industrial Park Way lies several recently developed and fully leased industrial buildings at the Port's Business Park.

### PROPERTY MAP



### PROPERTY INFORMATION



02N08E0500302

PARCEL NUMBER



LI: Light Industrial

ZONING & EASEMENTS



25 acres

PARCEL & TOTAL ACREAGE



### OWNERSHIP STATUS

The site is owned by the Port of Cascade Locks and is currently in use as a Disc Golf Course.



### ENVIRONMENTAL CONSTRAINTS

The site contains no steep slopes or mapped wetlands or floodplain.



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## INFRASTRUCTURE SUMMARY BY SYSTEM



### TRANSPORTATION

The parcel fronts Industrial Park Way and is served by Cramblett Way, which was built for industrial use. Vehicle access is sufficient, but sidewalks and pedestrian routes are not present. A gravel path to a parking lot is substandard and would require upgrades.



### SEWER

Eight-inch mains are available along Industrial Park Way and Cramblett Way. Gravity service is feasible near Industrial Park Way, but easternmost one-quarter of site may require fill or private pumping solutions. Downstream Industrial Pump Station available at the corner of Forest Lane & Industrial Park Way.



### STORMWATER

Existing 12–24" Cramblett Way storm main daylights east of site and can be used. On-site detention/treatment still required: shared pond near east end (reduces developable area) or private facilities ≈10% of new hard surface.



### ELECTRICITY

The electricity service provider is the City of Cascade Locks Electric Utility, a municipal utility owned and managed by the city itself. A high-level review of the electrical system for Cascade Locks should show sufficient capacity for most industrial users. For energy-intensive industrial uses, additional research is required to confirm capacity.



### WATER

Eight-inch mains run along Industrial Park Way and Cramblett Way. Previous testing showed insufficient fire flow for industrial use, though 2018 upgrades may have improved conditions. Fire flow testing is recommended, and new hydrants, valves, and meters will be required.



### BROADBAND

Blue Mountain Networks offers fiber service covering most of the city, with advertised average speeds of up to approximately 2 Gigabits per second (Gbps). Other broadband options include fixed wireless, DSL, satellite, which may have lower speed or less capacity than fiber.

### GAPS/DEFICIENCIES



- The site currently lacks sidewalks and pedestrian infrastructure.
- The eastern portion of the property may not be able to connect to sewer by gravity and may require fill or a pump system.
- Available fire flow is unlikely to meet industrial standards and will need further testing and potential upgrades.

## DEVELOPMENT CONSIDERATIONS

The site is zoned Light Industrial, which currently does not allow for recreational uses such as the development of a campground. A rezone and comprehensive plan map change would likely require a post-acknowledgment plan amendment (PAPA). A PAPA entails notice to DLCDC before its first hearing, public hearings, adoption of findings showing consistency with the Statewide Planning Goals and applicable rules, submittal of the final decision to DLCDC, and an appeal period.

If multiple uses are proposed on site, a subdivision would be necessary if the property is divided into separate legal lots or if new lots are created for sale, lease, or development. If both uses occur on a single parcel under unified ownership, no subdivision is required.

If distinct uses are proposed adjacent to one another, such as a light industrial and a recreational use, thoughtful planning and design of the site will be needed, particularly at the site entrance and between developments, to ensure compatibility of uses.

