

CASCADE LOCKS Property Portfolio Assessment EAST GATEWAY PROPERTY



This 2.25-acre vacant lot fronts Wa Na Pa Street and is directly adjacent to the Cascade Locks Fire Department to the west. The site is one of the first areas westbound travelers see when exiting I-84 into Cascade Locks and, as such, has important strategic potential to serve as a gateway to the city. The site currently has no driveway access. The site abuts residential uses to the north and NE Hammond Avenue to the east.

PROPERTY MAP



PROPERTY INFORMATION



02N07E12AD00101

PARCEL NUMBER



Commercial/
Residential
(CL)

ZONING & EASEMENTS



2.24 acres

PARCEL & TOTAL ACREAGE

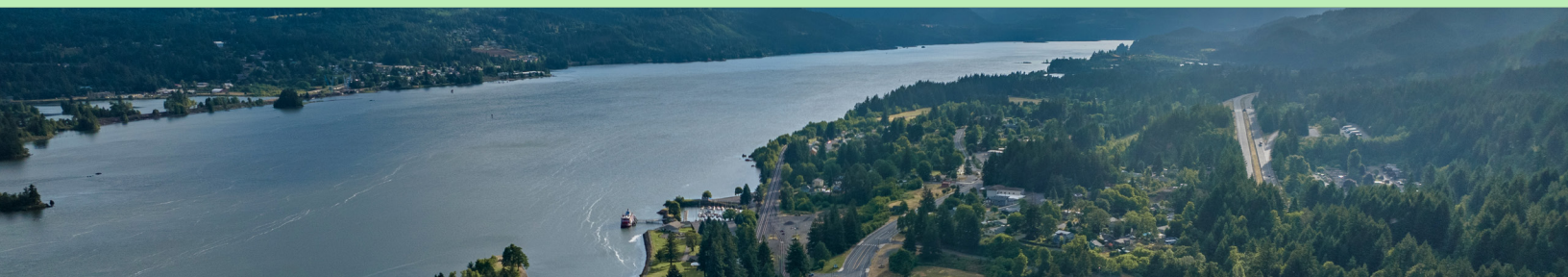


OWNERSHIP STATUS

The site is owned by the Port and is currently vacant.

ENVIRONMENTAL CONSTRAINTS

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





INFRASTRUCTURE SUMMARY BY SYSTEM



TRANSPORTATION

Parcel fronts Wa-Na-Pa Street with no secondary access; a new driveway is needed, spaced from the fire station entrance. Any new/modified access to Wa-Na-Pa requires ODOT approval. Sidewalks are absent and may be required; any Wa-Na-Pa sidewalk work is under City of Cascade Locks and needs separate approval.



SEWER

An 8-inch main in Hississi Lane terminates at the parcel's north edge, providing a direct connection. The Marina Lift Station, upgraded in 2023, has capacity for new flows.



STORMWATER

No public storm system; drainage via roadside ditches. Private detention/treatment required $\approx 10\%$ of new hard surface; underground vault/chambers are an option. Possible outfalls to Hississi Lane or Wa-Na-Pa, but alignments are uncertain.



ELECTRICITY

The electricity service provider for the city is the City of Cascade Locks Electric Utility, a municipal electric 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 users.



WATER

An 8-inch main in Wa-Na-Pa Street connects to the upgraded 12-inch transmission line. The system now provides approximately 2,500 gallons per minute (gpm) fire flow in the downtown area. A new service lateral and meter will be needed.



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 does not have a stormwater system, so a full onsite detention and treatment facility will be required.
- Driveway access will be subject to ODOT permitting requirements.
- Sidewalk construction will likely be required as part of site development.

DEVELOPMENT CONSIDERATIONS

Any potential development lay out on this lot would need to consider this site configuration, setback requirements, and stormwater detention requirements. At the east end of the parcel, the lot is only 60 feet deep. There is a 20-foot setback requirement along the north property line, adjacent to the residential area. These dimensional factors would require a site lay out where the building(s) is concentrated towards the west side of the property and the easternmost portion is dedicated to parking, stormwater detention, or other landscaping/open areas. Since the east end of the site is what drivers see first entering town from this site, improvements to enhance the visual appeal of this site should be considered. Additionally, any development plan should consider compatibility with the potential of noise from the adjacent fire station.

