

# CASCADE LOCKS

## Property Portfolio

### Assessment

# RECREATION POINT



This largely forested waterfront lot is home to the 3-mile easyCLIMB trail, providing picturesque views overlooking the Columbia River. The site contains about approximately five acres of clear and level area, sloping downwards to the north, west, and east to the waterfront. The site includes waterfront beach access, known as Blackberry Beach, which is accessible via a gravel road at the west end of the site, as well as by the easyCLIMB trail. The site also includes waterfront access to Herman Creek Cove and Government Cove.

## PROPERTY MAP



## PROPERTY INFORMATION

02N0  
8E05  
00309



PARCEL NUMBER



PARCEL & TOTAL ACREAGE

**TOTAL: 189.29 acres**  
60-acre land parcel: mostly  
Columbia River; ~4 acres  
developable (steep slopes)



Resort Commercial Zone (RC), High  
Density Residential (HDR), Public (P),  
Light Industrial (LI), Open Space (OS).

ZONING & EASEMENTS

## CURRENT USE



The site is owned by the Port of Cascade Locks. Driveway access is through the adjacent site to the south, which is under private ownership.

## ENVIRONMENTAL CONSTRAINTS



The site contains steep slopes leading down to the water on all sides, which are likely to limit buildable area to approximately four acres. The developable portion of the site is substantially elevated from the river and from the presence of chartered wetlands and floodplains. Based on available GIS data,<sup>1</sup> it appears the wetlands and floodplains on site only overlap with sloped portions of the site assumed to be non-developable.

Given this information, we do not anticipate that the presence of wetlands and floodplains would pose an additional development barrier.<sup>2</sup>

1. FEMA Flood Map Service Center, accessed August 2025  
2. Consultation with a professional wetland expert is required to confirm this assumption.



## INFRASTRUCTURE SUMMARY BY SYSTEM



### TRANSPORTATION

The site will require approximately 850 feet of new roadway extension to meet City standards.



### SEWER

Sewer service is not feasible without a pump system or onsite septic solution.



### STORMWATER

The flat topography of the site means stormwater will need to be managed with localized detention and treatment facilities.



### UTILITIES

There are currently no existing easements across the neighboring property. Easements for access and utilities would be required with site development.



### POTABLE WATER

A new water main extension of 800 to 1,000 feet will be required to provide service to the site.

## DEVELOPMENT CONSIDERATIONS

**SLOPE** – Buildable area on site is likely limited to approximately four acres due to steep slopes.

**ACCESS & VISIBILITY** – The site is not visible from either I-84/ Route 30, or Frontage Road. Access to Frontage Road is approximately .5 miles to the south and access to I-84 is approximately 1.25 miles to the west. Access to the site is via Industrial Park Way, and the buildings to the west give the approach to the site an industrial feel. Any redevelopment for recreational or other non-industrial uses should consider access and connectivity improvements, for instance, through wayfinding and enhancements to the site entryway.

**INFRASTRUCTURE** – Infrastructure to serve the site would need to be extended through the adjacent parcel to the south, which has a separate property owner.

**ZONING** – The parcel encompasses five different zoning designations. The primary developable area is zoned High Density Residential and Resort Commercial. Development on the site may require a zone change, depending on the specific development use proposed.

