

# CASCADE LOCKS Property Portfolio Assessment MARINE PARK



The site is a public waterfront park located along the Columbia River. Recreational amenities include a playground, open lawns, picnic areas, a public beach, restrooms, a boat ramp, and a marina that supports boating and water sports such as sailing and canoeing.

The park also contains cultural and historical features, including the Cascade Locks Historical Museum and the Oregon Pony locomotive. The Sternwheeler Columbia Gorge operates river cruises from the park, providing a visitor attraction and access point to the river.

A pedestrian bridge connects the park to Thunder Island, which is used for walking, events, and viewing the Columbia River and Bridge of the Gods. Overall, Marine Park functions as a community gathering space, regional recreation area, and a hub for tourism in Cascade Locks.

## PROPERTY MAP



## PROPERTY INFORMATION



02N07E1200100

PARCEL NUMBER



92.72  
acres

SIZE (ASSESSOR ACRES)



Public (P)

ZONING & EASEMENTS



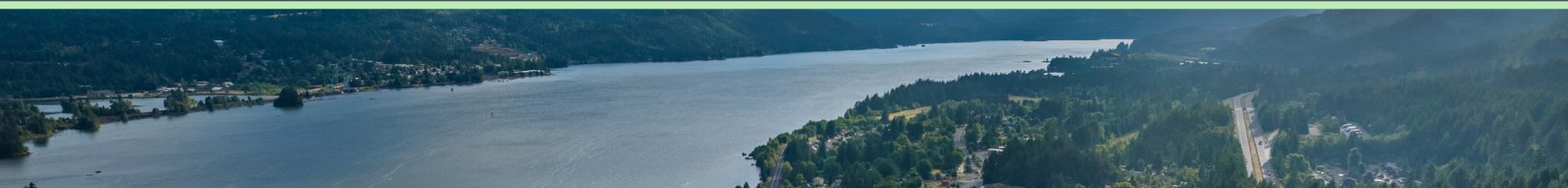
## CURRENT USE

The entire Marine Park parcel is owned by the Port of Cascade Locks. The contains three historic Lock Tenders houses. One of these buildings is currently in use as the Port's Administrative building. The second is home to the Cascade Locks Historical Museum. The third building is used as an event rental. The site also contains the Marine Park docks and parking lot, a restaurant, the Marine Park Playground and Pavilion, and a Community Center.

## ENVIRONMENTAL CONSTRAINTS



The site contains mapped floodplain and wetlands, primarily along the waterfront portions of the site. If redevelopment of these areas is considered, further evaluation of floodplain and wetland boundaries and mitigation requirements will be needed.





## INFRASTRUCTURE SUMMARY BY SYSTEM



### TRANSPORTATION

The site is accessed from Wa Na Pa Street via Portage Road but is separated from downtown by rail tracks and a narrow underpass that creates a major access and pedestrian safety bottleneck; any changes will require extensive coordination with Union Pacific. Two-lane roads loop from the boat launch and Gorge Canoe Club west to Marine Park Beach and parking, but are substandard in places and lack pedestrian routes; walkways should be added to support the site's mixed recreational and business use.



### SEWER

The Marina Lift Station lies on the west end of the property and was upgraded in 2023. An 8-inch gravity main is accessible nearby, and extensions into the site are feasible.



### STORMWATER

No formal storm system exists; runoff likely disperses directly to the Columbia River. Any improvements will need to be addressed through retrofits such as swales or underground facilities.



### 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

A 6-inch main and a 2-inch line extend through the site. These are likely undersized and may need replacement with a larger main. Fire flow is limited, and hydrant upgrades 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 narrow railroad underpass restricts safe access for vehicles and pedestrians.
- Existing water mains are undersized at 2 inches and 6 inches and will need to be replaced with a larger line.
- The site does not have stormwater infrastructure and will require retrofit solutions.

## REDEVELOPMENT CONSIDERATIONS

The existing uses on the Marine Park site function as community gathering space, regional recreation area, and a hub for tourism, serving residents and tourists alike. Any development or redevelopment plan should carefully consider compatibility with existing uses on site. Transportation improvements to increase safe pedestrian access to the site may be needed.

