

**PORT OF CASCADE LOCKS  
STRATEGIC BUSINESS PLAN REVISIONS  
CHAPTER VII: PRIORITIES & PROJECTS**

**PRIORITY 1 : TRANSPORTATION**

**1A. BRIDGE OF THE GODS**

- 1.1) Maintain a ten -year maintenance and operations plan to keep bridge functioning at the 40 ton / 80,000 pound legal load limit, to be safe for all users, and to maximize the lifetime of the bridge.
- 1.2) Schedule and lobby for major grant application packages for state and federal bridge dollars.
- 1.3) Leverage Homeland Security Department grant dollars to develop and implement Port Security Master Plan, to include enhanced cameras along the bridge and riverfront.
- 1.4) Plan for toll collection technology upgrades, following Port of Hood River implementation.
- 1.5) Plan for toll rates to keep pace with operations budget, while maintaining lower rates for the local residents.
- 1.6) Plan for reduced reliance upon bridge toll revenues, with the future target of 80% toll revenues directed by to the bridge in 10 years.
- 1.7) Plan for an eventual complete bridge replacement.
- 1.8) Develop safe pedestrian circulation route between downtown, the bridge, parking, and the trailhead.
- 1.9) Develop public notification system to announce bridge work and closures.
- 1.10) Maintain close communication with USFS regarding trailhead parking lot and rest station conditions and future planning efforts.

1.11) Partner with Tourism Committee to refresh the mural under the bridge.

## **1B. CRITICAL TRANSPORTATION PROJECTS FOR LOCAL ECONOMIC DEVELOPMENT**

1.12) Scope a full package of transportation improvements to support a trucking route for the Business Park, including improvements to the weigh station, frontage road, Forest Lane Overpass on I-84, and proposed exit 47 west-bound onramp.

1.13) Secure a secondary emergency access easement below the railroad trestle into the Business Park.

1.14) Make final decision and move forward with the design alternative for a pedestrian and bicycle overcrossing to connect the Wa Na Pa Street downtown commercial district to the Marine Park.

1.15) Complete “Best Use” feasibility study for the State-owned airport in town, with the intention of acquiring the property.

1.16) Develop long term plan for a grade separated entrance and/or full interchange into the Business Park.

1.17) Support the City Cascade Locks refresh of the Transportation System Plan (TSP) for community-wide transportation needs, and the Downtown Development Guidelines for business-friendly parking requirements.

1.18) Partner with private sector partners to re-commission UP Railroad spur.

## **PRIORITY 2 : BUSINESS PARK**

2.1) Maintain a revised Business Park Master Plan to support job development.

2.2) Collaborate with the City of Cascade Locks to establish known utility capacities, current and planned, to aid in business recruitment efforts.

2.3) Complete NE Columbia Gorge Way utilities on “shovel ready” lots.

2.4) Transfer Cramblett Way and NE Columbia Gorge Way into City Jurisdiction.

- 2.5) Hire a Transportation Engineer to scope a full package of transportation improvements to support a trucking route for the Business Park, including improvements to the weigh station, frontage road, Forest Lane Overpass on I-84, and proposed exit 47 west-bound onramp.
- 2.6) Secure a secondary emergency access easement below the railroad trestle into the Business Park.
- 2.7) Plan to build a series of larger leasable industrial building spaces in the Business Park, likely lot #2.
- 2.8) Explore potential partnerships with adjacent property owners, including SDS, Warm Springs Tribes, the Snyders, Bear Mountain, and the Heukers.
- 2.9) Continue to collaborate with large firms to bring in jobs and community investment, including Nestle Waters North America, data centers, etc.
- 2.10) Secure fisheries biologist assessment and convene regional partners on the Herman Creek Cove habitat improvement project.
- 2.11) Re-negotiate US Cellular cell tower lease above quarry.
- 2.12) Explore a quarry lease to complete mining of all usable material.
- 2.13) Maintain existing recreation facilities (Blackberry Beach, jetty, cove fishing boat ramp, easy climb trail, disc golf course, etc.), until development occurs on prime employment land.
- 2.14) Plan for future public recreation and green space amenities, specifically in the riparian zone of the business park.
- 2.15) Plan to complete the stormwater outfall pipe into Columbia River.
- 2.16) Establish landscaping corridor and fee assessment program for tenants.
- 2.17) Identify and expand Port water rights.

- 2.18) Develop long term plan for a grade separated entrance and/or full interchange into the Business Park.

To Be Encouraged By Others

- Support development of new industrial businesses for job creation and local investment.
- Support the City’s revision of the Transportation System Plan (TSP).
- Support creation of new recreational, resort, and conference facilities.
- Support development of a long term world-class sailing center.
- Support development of Government Rock property by Warm Springs Tribes.
- Support high-quality year-round annual events on recreation facilities.

**PRIORITY 3 : HERMAN CREEK LANE AND NEARBY PROPERTIES**

- 3.1) Partner with City to remove grey house structure with appropriate abatement and septic measures in place.
- 3.2) Finance, build, and fill flex building #2 with quality tenants.
- 3.3) Coordinate with City on several small boundary line adjustments around the public road, sewer plant, and city well head, to include possible Port easement across the city property.
- 3.4) Secure opportunity to acquire the Hood River Sand & Gravel Property.
- 3.5) Complete “Best Use” feasibility study for the State-owned airport in town, with the intention of acquiring the property.
- 3.6) Negotiate lease of the south lot (former grey house) property.
- 3.7) Partner with City and local businesses to expand available parking for employees on Herman Creek Lane.
- 3.8) Partner with private industry (SML) to re-commission UPRR rail spur, as a possible Connect Oregon grant project.

To Be Encouraged By Others

- Support City’s efforts to secure “whistle free community quiet zone.”

- Support upgrades of existing treatment plant or other innovative technology as required to meet any future business needs.
- Support Gorge Net’s fiber optic infrastructure.

#### **PRIORITY 4 : DOWNTOWN**

- 4.1) Complete property sale to Ravenwood Construction.
- 4.2) Complete property sale or extended lease to Jumpin Jax Java.
- 4.3) Continue marketing the County property; partition into smaller lots and partner on traffic study if necessary.
- 4.4) Work with City to identify revisions to the Downtown Plan parking standards to be more business friendly.
- 4.5) Continue to seek opportunities to support existing local businesses.
- 4.6) Foster discussions with private property owners about future development downtown, to guide and coordinate quality development.

#### To Be Encouraged By Others

- Support City efforts to enforce non-conforming structures and land uses downtown.
- Support development of TIB permanent development.
- Support streetscape improvements and upgrades on WaNaPa, including safer pedestrian crosswalk enhancements.
- Support the City’s development of a downtown trail hub at Overlook Park.
- Support CL Business Association initiated efforts for downtown beautification and amenities, including holiday lights, flower planters, banners, art, etc.
- Support full use of the Cascade Locks School field.
- Encourage current downtown private property owners to maintain attractive, quality businesses or else sell to interested parties.

#### **PRIORITY 5 : MARINE PARK**

- 5.1) Complete the Marine Park Master Plan to address these items and more:
  - Safer pedestrian circulation with park-wide trail
  - Improvements to the Pavilion, including prep kitchen

- Improvements to the wedding platform area
  - Irrigation, drainage, and electrical systems
  - Future of incubator building space and maintenance storage
  - Future of Oregon Pony building
  - Complete sea wall, yurts, signage, public art, etc...
- 5.2) Make final decision and move forward with the design alternative for a pedestrian and bicycle overcrossing to connect the Wa Na Pa Street downtown commercial district to the Marine Park.
  - 5.3) Continue tribal negotiations, design, and funding for an 800 foot Marine Park Beach expansion.
  - 5.4) Negotiate with the Union Pacific Railroad to acquire parking access and eventual property ownership within the nearby the Marine Park.
  - 5.5) Aggressively market the Marine Park facilities for year-round private event rentals to increase park revenues.
  - 5.6) Continue to implement signage and wayfinding plan for the Marine Park.
  - 5.7) Continue to coordinate a full calendar of events within the Marine Park.
  - 5.8) Explore opportunities to expand cruise boat visitations in the historic locks to benefit the local economy, and encourage stronger connections to local tourism committee and business association.

To Be Encouraged By Others

- Support Portland Spirit’s expansion of the Locks Waterfront Grill and related businesses.
- Support new river-based tourism, transportation, and recreation activities.
- Support improvements and upkeep of the Sternwheeler Columbia Gorge.
- Support the non-profit Columbia Gorge Racing Association.
- Support capacity-building of the CL Historical Museum.

**PRIORITY 6 : MOODY ROAD**

- 6.1) Explore land clearing and preparation for public trailhead parking lot.

- 6.2) Conduct timber cruise to determine economic benefit of logging property.
- 6.3) Continue to work with USFS and stakeholders on a 25- mile multi-use trail.
- 6.4) Plan for future annexation and re-zoning of Port property outside city limits.
- 6.5) Sale and/or lease of Port property for appropriate residential development.
- 6.6) Explore tiny home community and/or RV park opportunity for additional port revenue.

To Be Encouraged By Others

- Support ODOT transit stop location on Port property.
- Support re-envisioning of Tramway project by private sector partners.

**PRIORITY 7 : COMMUNITY-WIDE PROJECTS**

- 7.1) Support the City’s construction of community-wide water system improvements and fiber optics upgrades.
- 7.2) Strengthen strategic regional advocacy partnerships, including One Gorge, Gorge Commission, Tribes, Friends of the Gorge, and public agencies.
- 7.3) Improve relationship with businesses located on Mt. Hood Highway 35, including Cooper Spur and Mt. Hood Meadows.
- 7.4) Investigate and support local environmentally-sensitive power generation, including wind, solar, and hydro.
- 7.5) Support enhancing key viewing areas within the city limits by removing/trimming trees along I-84 corridor.
- 7.6) Support a natural gas pipeline project into to Cascade Locks.
- 7.7) Continue to support a quality school in Cascade Locks, grades K-12.

Port of Cascade Locks Strategic Business Plan, Chpt VII Revised, Adopted 12/15/16.