

May 12, 2017

RFP

Port of Cascade Locks

427 NW Portage Road

Cascade Locks, Oregon 97014

541-374-2401

pkoch@portofcascadelocks.org

Request for Proposals: The Port and its partners are seeking proposals to complete a thorough analysis of the current state owned airport property in Cascade Locks and determine and recommend a feasibility study for the land that identifies multiple possible uses.

Introduction: The Port of Cascade Locks (Port) is seeking cost estimates for a feasibility study of land currently under use as a state operated airport in Cascade Locks. The goal of the study is to determine the best use of the land and to incorporate specific recommendation to the Port, City of Cascade Locks and the State of Oregon. The airport serves as a “warning” airport and was created in 1948 with funding from both the State of Oregon and the State of Washington along with the Federal government. The airport occupies 37 acres located in the eastern part of the community.

This location was originally chosen to provide an “emergency airport” for general aviation travel through the Columbia River Gorge. A tightening supply of industrial and residential land and increased demand for housing in the region begs the question of the range of potential uses for the property. There are full service airports located in both Hood River, 20 miles to the east and in Troutdale, approximately 27 miles to the west.

The need for both industrial land and additional land for housing is expanding. With the Governors strong commitment for rural economic development, all interested parties desire to take an objective look at this property. Taking economic development and aviation safety into consideration, this study will look at all potential uses of this land, including options from enhanced aviation to light industry to housing. Because this facility is located within the National Scenic Area, special attention should be paid to the full implications of the NSA designation and the requirements of the State under the Federal NSA and two state compact.

The Port, City and State will create a Project Steering Committee to work with the selected consultant in completing this important assignment. Stakeholders from aviation, land use, economic development, housing and other interests will participate in the Steering Committee for this project. Participants in the Steering Committee will include representatives from The City of Cascade Locks, Oregon Department of Aviation, State Aviation Board, Pilots Association, Hood River County, Port of Hood River, Mid-Columbia Economic Development District, Business Oregon, Oregon Department of Transportation, Regional Solutions, and Cascade Columbia Housing Corporation. The Port of Cascade Locks will serve as lead for the work of this Committee.

Questions to be answered: As a result of this study, the following questions will be answered.

Aviation Related Questions:

1. What is the best use of this property in order to meet state and local requirements and priorities?
2. What are the possible enhancements to aviation at this location?
3. Can this airport better serve aviation at this location and enhance local economic development?
4. Is a landing strip actually needed at this location?
5. What is the cost of moving and lengthening the runway and the advantages and disadvantages of this enhancement?
6. Identify the role of the community in the aviation transportation system.
7. Identify existing or new technology that could makes pilots less dependent on an emergency airport at this location.
8. Identify the costs to bring this airport up to current standards/requirements to allow for greater aviation use.
 - a. What normal and regular maintenance functions need to be funded by the state? (How much should the state be spending to properly care for and maintain this facility?)
 - b. Identify the funding partners for such an enhancement.
 - c. Identify necessary safety improvements for continued operation of the airport.
9. Determine the actual number of annual landings and take offs including emergency diverts and emergency landings.

10. Identify aviation related economic development opportunities:

- a. Identify improvements to the airport to make it attractive to businesses (hangers, paved parking, sewer, water, lighting, tree obstruction removal).
- b. Marketing opportunities to attract aviation business to Cascade Locks. (Aviation fly ins, motel stays, restaurant patronage, marketing)
- c. Identify the type of aviation business that could be attracted to Cascade Locks.
- d. Determine the benefit to certain types of businesses of airport access, including heliports and shuttle service to Portland.

Economic Development Questions:

1. Given the States (and Governor's) goal of rural economic development determine the best use of this land and the kinds of businesses that would deliver that state goal?
2. Determine the economic viability of housing on all or a portion of the property.
3. Determine the number of jobs, taxes paid and other values to various uses of the property.
4. Confirm the need for additional industrial lands in Cascade Locks/Hood River County.
5. Determine the cost of developing the airport land versus finishing development and marketing of other industrial land.
6. Estimate the transportation impact for alternative uses of this land/upgraded aviation usage.
7. Determine the benefits to certain types of businesses, airport access, including heliport and shuttle service to Portland.

Study Due Date: It is the intent of the parties to have the study completed within six months of origin.

Response to RFP Due date: Formal proposals to meet the needs of this study must be delivered to the Port of Cascade Locks by August 1, 2017.

Proposal Selection Process: The Project partners will establish a

representative proposal review committee to analyze submittals and to interview all firms that apply. It is the intent of this interview process to ferret out the best possible firm to do the work and to help ensure that all of the issues are well discussed and known to all. This interview process is mandatory for all firms submitting proposals.