

Reasonably Foreseeable Projects

City of Cascade Locks

- The following residential developments are expected to be constructed within the City of Cascade Locks by 2008. These projects are either approved or are active in the permitting process. These planned residential developments will result in 225 new housing units.
- Wasco Creek: 23 single-family residential lots including 10 detached single-family homes and 13 row houses on 5.2 acres
- Shahala: 72 single-family residential lots on 16.7 acres.
- Windsong: 80 single-family residential lots on 18.2 acres.
- Katani: 14 single-family residential lots including 2 detached and 12 attached single-family homes on 1.55 acres.
- Wagner: 6 single-family residential lots on approximately 1 to 2 acres.
- Harmony Heaven: 30 lots including 5 single-family dwellings, 21 triplex units, and 4 duplex units on 4.92 acres.

Port of Cascade Locks

- The Port of Cascade Locks is planning to build an automotive underpass for the Union Pacific Railroad. The next phase of the Marine Park Underpass includes Union Pacific review and engineering design and permitting. The project is expected to be completed by 2010.
- The Port of Cascade Locks has developed a conceptual plan for Pacific Crest Park, which will include 40 acres south of the Bridge of the Gods and I-84. Key components of the plan include an assisted living facility and office space, improved Pacific Crest Trail access and buffer, a range of housing types, and a soccer field. The Port is planning to sell two acres of the land to be developed as mixed use commercial residential (CR). This will require rezoning of low density and medium density residential land to CR land. Timber and drainage studies have been performed, as well as a Level I Environmental Study on an additional site as part of a potential land swap with the Forest Service. The park development phase includes the development of a final report and design/partnership development. It is speculated this project will be completed in 2008. For the purpose of analysis in this report, it is assumed that 88 residential units, 2 acres of commercial, and an average size soccer field will be developed.
- The Port of Cascade Locks is planning a sail park for small sail boats (approximately 5 acres). Two locations are being considered, including Herman Creek Cove and the Marine Park. The Herman Creek Cove site is under lease to SDS Lumber. Building a sail park on this site would require breaching the existing jetty and building a new jetty. The Marine Park site would be next to the Sternwheeler dock. The Port is conducting an economic feasibility study and plans to move forward with design in 2009.
- The Port of Cascade Locks leases land to Bear Mountain Forest Products at the Industrial Park. The industrial company is planning an expansion, which would consist of hiring 10 to 15 new employees and erecting structures to house raw materials, finished products, and office space. Bear Mountain is seeking to lease an additional 8 to 10 acres of land from the Port.

City of Hood River

As of January 2006, the following residential developments have been approved. These planned residential developments will result in 44 new housing units.

- Eight unit PUD (R-3).
- Thirty-three unit apartment building (C-2 and R-3).
- Three townhouses.

The following commercial projects have been approved:

- VLMK Engineers has been approved for a PUD to develop three buildings for children's daycare and support (C-2).
- The Hood River Bed and Breakfast is planning to add two guest rooms.
- Columbia Gorge Community College is planning to build a new Hood River campus. One building will be constructed in the short-term, with additional buildings being constructed later. The proposed location for the first building is 12th Street and Eliot Drive in Hood River, Oregon. This location is zoned general commercial. The Master Plan is currently being developed. It is anticipated that construction will begin in 2007.
- The Hood River K-12 school district is planning to construct a new building within the next few years. At this time the location is unknown. It is anticipated construction will not begin until after 2007.

The following industrial projects are planned or underway:

- Maritime Services is planning to develop a boat building construction site in the Hood River Boat Basin area.
- The Hood River Juice Company is constructing an industrial manufacturing plant on approximately 8 acres of waterfront property.
- The Port is planning to sell expo-center waterfront property to DaKine for industrial development.
- The Port's Wasco Business Park is comprised of 5.68 acres of land zoned for light industrial use. The Wasco Business Park lies just north of Wasco Street and east of Rand Road and provides easy access to I-84. It is one of the largest remaining contiguous pieces of light industrial land inside Hood River's UGB, and one of Hood River County's only parcels with full city services. The Port improved the property with roadways, curbs, and other infrastructure to prepare the site for light manufacturing/office occupants. The Port will retain one acre; the remaining acres are for sale and are ready for development.
- The Port is constructing a 16,000 square foot 2-story office building on the Wasco Business Park property for leasing. Humanities Software will be the first tenant on the second floor in the new office building. The first floor can be easily modified to accommodate other tenants. Sales are pending for the remaining property.
- The Port of Hood River is planning to build a bridge over the Hood River north of I-84, connecting the Hood River Marina to the waterfront. This would create partial new frontage road to connect to highway interchanges, keeping local traffic off the interstate. An engineering and design feasibility study is underway.

- The Port of Hood River would like to install a bridge toll plaza on the Hood River-White Salmon Interstate Bridge. The bridge would have two lanes each way, with automatic payment tollbooths. The bridge toll plaza is expected to be completed in spring 2007. The bridge is 87 years old and replacement may occur.

City of Mosier

- Current construction includes 22 condos and 12 apartments being built on 3.2 acres.
- The City received a preliminary application for 30 units on 15 acres of the R-10 lands and expects another 30-unit application within the next 1-3 years.
- A senior/low income project with approximately 12 units may also be proposed.
- The City has tentatively approved a subdivision of 28 lots on 22.8 acres.
- The City of Mosier plans to upgrade its water system, installing at least one new well. Build-out of the R-10 lands would require an additional well. The City also has plans to upgrade its sewer service.

City of The Dalles

- Mill Creek Crossing: PUD of 46 units on 7.67 acres.
- Whispering Pines: 46-lot subdivision on 7.47 acres.
- Creek View: PUD of 8 lots on .74 acres.
- Sunset Holdings: PUD of 15 town homes on 1 acre.
- Ott Springs/Saxco: 22 lots on 4.65 acres.
- Celilo Ridge: 11 lots on 4.64 acres.
- McCavic: 32 lots on 8.35 acres.
- Chamness: 6 units on 1.15 acres.
- Beckley: 8 units on 1.83 acres.
- The Lone Pine PUD was recently approved by the City Council. It is a mixed-use development just west of Highway 197 before the bridge. It encompasses 60 acres, of which approximately 15 acres will be residential, 25 acres will be commercial, and the remaining will be open space. Development of 248 dwellings and 76,800 sq. ft. of commercial space is currently planned.
- The Columbia Gorge Community College is planning an expansion. It has been approved by the Planning Commission and will occur at its current site. Several buildings will be demolished and six new buildings are proposed to be built. There is also a proposal to build a new National Guard armory and training facility on the site.
- The Walgreens commercial development is on Mt. Hood Street, between Cherry Heights Road and 6th Street. A 14,620 sq. ft. Walgreens has already been built on the site. Another 5,000 sq. ft. retail building has also been built, but is currently vacant. The site plan calls for two more retail buildings of 4200 sq. ft. and 10,000 sq. ft. and a restaurant of 3200 sq. ft., which have not yet been built. The total development area is 4.44 acres.

Port of the Dalles

- Design LLC is currently building a light industrial facility along the Columbia River on the Port of The Dalles property. It includes three 68,680 sq. ft. light industrial buildings, a 20,000 sq. ft. administrative building, and a transient employee dormitory with 20 units. The total site is 33.78 acres.
- Tum-A-Lum Lumber is planning a 4 acre expansion. Warehouses and manufacturing space will be constructed in Spring/Summer of 2006.
- There is a planned 8-acre development of business/small industrial flex space facilities, which may include a restaurant. The development will be completed within the next 2 to 3 years.
- Riverfront Assets is planning a commercial subdivision of 8 lots on 2.37 acres.

Skamania County

- Twelve-lot subdivision on 37.43 acres in the West End area of Skamania County
- Eleven-lot subdivision on 47.1 acres in the West End area of Skamania County
- Four-lot short plat¹ on 22.08 acres in the West End area of Skamania County
- Three-lot short plat on 29.13 acres in the West End area of Skamania County
- Two-lot short plat on 42.73 acres in the West End area of Skamania County
- Two-lot short plat on 10 acres in the West End area of Skamania County
- Thirteen-lot subdivision on 25.57 acres in the Stevenson area, outside city limits
- Four-lot short plat on 4.04 acres in the Stevenson area, outside city limits
- Two-lot short plan on 1 acre in the Carson area
- Subdivision on 281.42 acres in the Carson area
- Two-lot short plat on 2.33 acres in the Home Valley area.
- Four-lot short plat on 2.7 acres in the Home Valley area.
- Carson Hot Springs has approval to build cabin units. A State Environmental Protection Act EIS is being prepared for a new bathhouse and restaurant.
- A proposal has been received to develop Broughton Landing resort at the old Broughton Mill site along SR 14 in eastern Skamania County. Plans for this 260-acre resort include 250 units consisting of townhouses, condos, cabins, cottages, and four-plexes; and facilities such as a central building, admin offices, a restaurant, pool, fitness and spa facilities, and a coffee shop/pub.

City of North Bonneville

- Hamilton Island is a PUD of 32 single-family homes on a 4-acre parcel.

¹ A short plat (also referred to as a short subdivision) is used to divide land into four or fewer parcels or lots, any one of which is less than 80 acres, for the purpose of sale, or other transfer of ownership.

- Beacon View is a PUD of 57 lots on a 25-acre parcel. Approval must meet conditions prior to construction.
- Trail Head Estates is a PUD that will include 395 lots on a 185-acre parcel and will be a mixture of single-family, multi-family, and commercial lots. The PUD is in the preliminary planning approval stage.
- The SW Tribal Health Alliance Clinic is under construction in the commercial district and is expected to open in 2006. The clinic will be housed in an existing vacant building for at least one year, but may require a new structure in the future.
- Bonneville Hot Springs has an approved plan for expansion including a convention center, meeting rooms, and 40 lodging rooms. This new commercial development is estimated to be 5 acres.
- Bonneville RV Resort with 45 RV spaces is under construction.
- A 3600 sq. ft. commercial business structure is under construction and will have two stories with businesses on the first floor and a residence on the second floor.
- The Port of Skamania County is planning to develop Fort Cascades, 42 acres in North Bonneville, into an industrial park. Twenty-eight of those acres will be usable. Some grading is currently being done on the site. Infrastructure, including sewer, water, and roads is needed, and the Port is planning infrastructure construction within the 2008-2009 time frame, at which point the land will be open for lease. The Port is working with the U.S. Army Corps of Engineers to realign the access road to the property. The time frame for the access road alignment is unknown at this time due to federal budget constraints.
- The Port of Skamania County is planning to develop a one acre industrial parcel in the Lewis and Clark Business Park in North Bonneville, of which 0.9 acres will be usable. Infrastructure and storm water controls are in place. A building and second parking lot will be developed on the land within the 2008-2009 time frame, depending on Port budget constraints.
- The County is seeking to develop 5 acres of industrial property across from the Port Lewis and Clark Business Park in North Bonneville. The property needs sewer and water infrastructure.

City of Stevenson

- Several residential developments are underway, including 34 units at Angle Heights, 13 units at Maple Ridge, and 83 units on 25 acres at Chinidere Mountain Estates. Future development may include an additional 34 units at Hidden Ridge.
- The city has planned development of a performance art center.
- The Port of Skamania County is expanding the interior of the Tichenor Building in Stevenson. When complete, there will be 5,000 square feet available to lease.
- The Port of Skamania County is developing one acre of waterfront property adjacent to the Tichenor Building in Stevenson. The build-out density will be the maximum allowed by the zoning ordinance. The development is currently in design stage and is zoned commercial. The time frame for the waterfront development is 2008-2009 and is subject to access to funding and permit ability.

Carson River Valley

- No foreseeable projects are known in the Carson River Valley.

City of White Salmon

- The city is currently undergoing a Comprehensive Plan update.
- There is a medium-density residential (R-2) PUD. There will be 24 cottage-style single-family residences built on 3 acres. Construction is underway.
- There is a multi-family residential (R-3) development of 40 townhouse condominiums on 3 acres of land underway.
- There is a planned single-family residential (R-1) development on 34 acres of land. At this time the parcel has been short platted to accommodate two single-family homes. Additional lots may be developed in the future.

City of Madras

- 16 subdivisions have been approved.
- 2 new major commercial businesses.
- Urban reserve area designation for 50 year planning horizon.

Jefferson County

- Measure 37 subdivision, Measure 37 claims, approved Measure 37 claims pending development application approval.

City of Redmond

- Starting affordable housing/workforce housing plan.
- Home Depot by fall 2007, Wal-Mart under construction, and Lowes by fall 2007. Highland Market Center under construction. Altrak industrial development. Indoor Motorcycle Arena development. Red Rock commercial center development.
- Neighborhood Commercial, Public Facilities, and Recreation developments.

City of Bend

- In process of expanding Urban Growth Boundary.
- Current and continued residential development.
- University expansion
- Plan for commercial development and increase in density/housing in the central area of Bend
- Industrial development at Juniper Ridge property
- 100-acre industrial or mixed-use redevelopment east of Broken Top Resort on borrow pit land.

Deschutes County

- Resort Commercial developments.
- Residential developments.

City of Prineville

- Continue residential development.
- 162-lot subdivision, 877-unit PUD unit, 300-unit PUD, and 300 condo/resort development approved.
- Capital improvement projects.
- BTL (Ben Tarpliner) industrial development.

Crook County

- 330-unit subdivision, 137-unit subdivision.
- Railroad connect Oregon grant for intermodal transfer site expansion.

City of Maupin

- Medical clinic being finished.
- Residential lots ready for development, street paving has begun.
- Resort Commercial developments.
- Recreation developments.
- Skateboard park addition to baseball park.
- Update baseball/football fields.
- Downtown street project in planning for 2008.

Oregon Department of Transportation

- Oregon Department of Transportation (ODOT) has planned improvements to the existing interchange on I-84 at OR 35 (milepost 64.44 to 64.45). The project is scheduled to begin in 2009.
- The ODOT I-84 Bridge Bundle 208 project on OR 35 will begin construction in 2007. This bundle consists of eight bridge repair projects (including one tentative repair pending further analysis) and three replacement bridges. One bridge is slated as a potential No Work structure, depending on the load rating.
- ODOT has a planned pavement preservation project on I-84 at OR 35 from Multnomah Falls to Cascade Locks (milepost 31.77 to 35.64). Construction is scheduled to begin in 2009.
- ODOT has a planned project located on the I-84 Columbia River Gorge corridor and consists of five OTIA III bridges and two Statewide Transportation Improvement Programs (STIP). The STIP projects include an interstate maintenance project from The Dalles to Fifteen Mile Creek along the interstate, and a barrier replacement project from Hood River to Mosier Creek along I-84. The OTIA III bridges include two bridge repair projects, one bridge replacement project, one bridge tentatively scoped as repair, and one tentatively scoped as replace. The tentatively scoped bridges require further analyses, including load ratings, to solidify the services required. Design is expected to be finished in August 2007. Construction is expected to start in December 2007 with completion in 2011.

- ODOT has planned improvements to the existing US 97 Crooked River Bridge to the Redmond Reroute (mileposts 133.14 to 118.77) in Deschutes County. The project is anticipated to go to bid in spring 2008.
- ODOT has a planned US 97 Redmond Reroute which consists of constructing a reroute mainline and north interchange which is expected to be complete in late 2008.
- ODOT is working on a long-range plan for the US 97 corridor through Redmond. The planning includes proposals for long-range plans for the extension of the US 97 Reroute south of its planned end at Highland Avenue to Deschutes Market Road. In addition, ODOT is looking at how to maintain mobility at the interchange on the north end of the Reroute. The long-range plan includes the *US 97 "Corridor Plan," from South Redmond to Deschutes Junction* and *US 97- Redmond Reroute Interchange Area Management Plan*.
- A US 97 South Bend Interchange Management Plan (IAMP) is being developed to for the city of Bend's proposed Murphy Road Interchange at US 97.
- ODOT has begun improvements on US 26, mile point 45.37-81.6, east of Prineville in Crook County. The Project is expected to be complete in fall 2007.
- Future rehabilitation on sections of the Historic Columbia River Highway from Mitchell Point to Hood River and at Moffett Creek is projected for the next few years. The completion of these and a series of other projects on the Historic Columbia River Highway is expected to occur by 2016, the 100th anniversary of the highway.

Washington State Department of Transportation

- Safety improvement projects for SR 14, Marble Road Vicinity to Belle Center Road and SR 14, Cape Horn Bridge Vicinity to Cape Horn Road, have been combined into a single overall project for design, right-of-way acquisition, and construction. This combination project will improve safety and mobility on SR 14 between Marble Road and Salmon Falls Road in western Skamania County by straightening several curves, improving a passing shoulder for slow-moving trucks, and adding turn lanes at the Salmon Falls Road intersection. Construction is scheduled to begin in 2009 with completion in 2011.
- WSDOT has a planned project to replace the existing deck on the US 97 Biggs Rapids-Sam Hill Bridge over the Columbia River. Construction is scheduled to begin in fall 2007 with completion in spring 2008.