



IMPROVING OUR COMMUNITY

## COLUMBIA GATEWAY URBAN RENEWAL AGENCY

### CITY OF THE DALLES

## AGENDA

### COLUMBIA GATEWAY URBAN RENEWAL AGENCY BOARD

Meeting Conducted in a Room in Compliance with ADA Standards

**Tuesday, August 20, 2019**

**5:30 p.m.**

City Hall Council Chambers

313 Court Street

The Dalles, Oregon

- I. CALL TO ORDER
- II. ROLL CALL
- III. PLEDGE OF ALLEGIANCE
- IV. APPROVAL OF AGENDA
- V. PUBLIC COMMENT
- VI. EXECUTIVE SESSION
  - A. Recess to Executive Session in accordance with ORS 192.660(2)(e) to conduct deliberations with persons designated by the governing body to negotiate real property transactions.
  - B. Reconvene to Open Session
  - C. Decision following Open Session
- VII. ACTION ITEM
  - A. Extension of Exclusive Negotiating Agreement with Hanlon Development for the redevelopment of property located at 542 E. Third Street (1N 13E 3 BD Tax Lots 6700, 6800 and 6900)
- VIII. DISCUSSION ITEM
  - A. City of The Dalles Brownfield Integrated Planning Grant
- IX. STAFF COMMENTS

Next Regular Meeting Date: September 17, 2019
- X. BOARD MEMBERS COMMENTS OR QUESTIONS
- XI. ADJOURNMENT

*(This page intentionally left blank.)*



IMPROVING OUR COMMUNITY

# COLUMBIA GATEWAY URBAN RENEWAL AGENCY

---

## CITY OF THE DALLES

### MINUTES

#### COLUMBIA GATEWAY URBAN RENEWAL AGENCY BOARD

Meeting Conducted in a Room in Compliance with ADA Standards

**Tuesday, July 16, 2019**  
**5:30 p.m.**

#### **CALL TO ORDER**

Vice Chair Baker called the meeting to order at 5:30 p.m.

#### **ROLL CALL**

Present: Scott Baker, Staci Coburn, John Fredrick, Steve Kramer, Darcy Long-Curtiss, and Linda Miller

Absent: Bob Delaney, Gary Grossman, and Tim McGlothlin

Staff Present: Urban Renewal Manager Steve Harris, City Attorney Gene Parker

#### **PLEDGE OF ALLEGIANCE**

Vice Chair Baker led the Pledge of Allegiance.

#### **APPROVAL OF AGENDA**

It was moved by Board Member Fredrick and seconded by Board Member Coburn to approve the agenda as written. The motion passed 6/0; Baker, Coburn, Fredrick, Kramer, Long-Curtiss and Miller in favor, none opposed, Delaney, Grossman and McGlothlin absent.

#### **APPROVAL OF MINUTES**

It was moved by Board Member Long-Curtiss and seconded by Board Member Miller to approve the minutes of June 11, 2019, as written. The motion passed 6/0; Baker, Coburn, Fredrick, Kramer, Long-Curtiss and Miller in favor, none opposed, Delaney, Grossman and McGlothlin absent.

It was moved by Board Member Miller and seconded by Board Member Fredrick to approve the minutes of June 18, 2019, as written. The motion passed 6/0; Baker, Coburn, Fredrick, Kramer, Long-Curtiss and Miller in favor, none opposed, Delaney, Grossman and McGlothlin absent.

## **PUBLIC COMMENT**

### **Don Warren, 214 E. 5<sup>th</sup> Street, The Dalles**

Warren thanked the Board for their efforts. Warren said Action Item VII. A. looks good.

Warren stated in regards to the Tony's Building, he had been tossing ideas around with The Dalles Main Street. Warren said it would be nice to have a "meet The Dalles" thing, or perennial public market. It's a nicely located asset; other people are interested in leasing the building. By leasing, the City gets the income and allows the local market demand to set possible uses. The City retains ownership and keeps options open. Warren said, "Don't limit options or set a timeline."

### **Mary Hanlon, 315 E. 10<sup>th</sup> Street, The Dalles**

Hanlon strongly encouraged the Board to issue an RFP [Request for Proposal]. Hanlon knew a woman, credited with creating the assisted living model for elderly housing, who is interested in market rate affordable housing in The Dalles. Hanlon encouraged the Board not to miss an opportunity.

### **Charles Foote, 919 E 18th St, The Dalles**

Foote stated his personal interest in purchasing the Tony's Building; his family history in The Dalles dates back to 1952. Foote provided a letter of interest to the Secretary which will be provided to the Board at a later date.

## **ACTION ITEMS**

### **Consideration of Proposed Amendments to Property Rehabilitation Grant and Loan Programs Administrative Plan and Program Descriptions**

Director Harris presented the staff report.

Board Member Long-Curtiss referred to page 7 of the packet, under Façade Improvement Grant Program it states, "Preference will be given to applicants that have not received grant funding within the previous two (2) years." Long-Curtiss requested clarification on the use of "preference".

Harris replied in the past year the Agency did not have any applicants for the program. If someone were to apply toward the end of the fiscal year, there is a caveat that allows someone to apply within that year.

Long-Curtiss confirmed there were no specific deadlines. Harris agreed that was the intent. He said there were specific deadlines for the Civic Improvement Grants, which were typically submitted twice a year.

Board Member Fredrick moved to approve the amendments to the Property Rehabilitation Grant and Loan Programs Administrative Plan and Program Descriptions as recommended by staff. Board Member Coburn seconded the motion.

Board Member Kramer stated he would vote against this. He felt the Advisory Committee should be brought back and City Council should have control.

The motion passed 5/1; Baker, Coburn, Fredrick, Long-Curtiss and Miller in favor, Kramer opposed, Delaney, Grossman and McGlothlin absent.

Tony's Department Store Property, 401-407 East Second Street -- Agency discussion and action regarding disposition of property

Director Harris referred to an email submitted by Chair Grossman stating his preferences for the Tony's Building, Exhibit 1. Harris then directed attention to the comparative market analysis provided by Brian Lauterbach.

Lauterbach explained the analysis. He stated there may be some stipulations in the number provided based on potential roof repairs or asbestos abatement.

Chair Baker asked if there were any additions to the staff recommendations. Board Member Long-Curtiss stated her interest in offering an RFP which would allow the Agency to determine feasibility. The RFP is a more open-ended option than the RFQ [Request for Qualifications]. The RFQ would not eliminate housing, but would allow more options for consideration. An RFP would have specific parameters, it would not be a free-for-all. She stated Chair Grossman was also in favor of that option. Chair Baker stated that summed up Chair Grossman's preferred action.

Board Member Miller asked what difference there was between an RFP and the circulated updated RFQ for non-specified redevelopment opportunity. Long-Curtiss replied an RFQ is for a specific request; an RFP is a request for any proposal. City Attorney Parker stated an RFQ is typically a request for an entity with certain qualifications. An RFP would then be submitted to qualifying entities.

Board Member Miller stated her preference was to circulate an updated RFQ for a non-specified redevelopment opportunity.

Board Member Coburn asked if an RFP could include a request for specific qualifications. Parker replied that could be part of the criteria used to rank applicants. An RFQ process could be used to narrow down applicants.

Board Member Coburn stated her preference was an RFP with the stipulation applicants provide their qualifications and past experience.

Board Member Fredrick stated his preference was to market the building for sale or lease, as is.

Board Members Long-Curtiss and Kramer stated their agreement with Board Member Coburn's preference.

Board Member Miller said she would like to see a qualified proposal from someone with past experience.

Vice Chair Baker asked Director Harris if staff had enough information to draft a proposal. Director Harris replied he would like to reference results of the Downtown Visioning Exercise in the RFP/RFQ. Candidates would have access to that exercise and a greater understanding of the community's desires for downtown.

Director Harris asked if the Board had a particular land use in mind: use as is, retail, or mixed use. He referred to the Tokola project which included the parking lot across the alley, and asked if the Board wanted to include the parking lot or sell only the Tony's property.

Vice Chair Baker replied he would split the question in two parts. He suggested the Board answer the first question before directing staff on the footprint, alley and parking lot.

Board Member Kramer asked if the Agency owned the parking lot. Director Harris replied the parking lot is owned by the City.

Vice Chair Baker summarized the Board's preference to cast as wide a net as possible, taking into consideration the qualifications to complete the project. He stated one criteria may be

whether the candidate was private or public enterprise. Board Member Coburn said inclusion of a timeline would expedite the process.

Board Member Long-Curtiss moved to direct Staff to create a Request for Proposal, which also requests qualifications, for the Tony's property itself. Board Member Kramer seconded the motion. The motion passed 5/1; Baker, Coburn, Kramer, Long-Curtiss and Miller in favor, Fredrick opposed, Delaney, Grossman and McGlothlin absent.

Director Harris asked if the RFP should be brought to the Board for review prior to distribution. Vice Chair Baker replied it should be brought back for review.

### **STAFF COMMENTS**

The next regularly scheduled meeting is August 15, 2019.

Director Harris stated the Hanlon ENA was first approved for 180 days; that time is coming due the first part of next month. Consideration of a 120-day extension will be scheduled for the August meeting. A summary report from Leland Consulting Group on the fiscal economic analysis of that project should be ready for the August meeting.

Director Harris provided an article about small town parking, Exhibit 2.

Blue Building: City Attorney Parker stated a revised draft with legal descriptions for the various properties involved, including the 25' to be conveyed to Mr. Zilka, was sent to Mr. Zilka's representative. Parker hoped to have it wrapped up by August.

### **BOARD MEMBERS COMMENTS OR QUESTIONS**

None.

### **ADJOURNMENT**

Vice Chair Baker adjourned the meeting at 5:59 p.m.

Respectfully Submitted  
Paula Webb, Planning Secretary

---

Scott Baker, Vice Chair

**Steve Harris**

---

**From:** Grossman, Gary <gary@bicoastal.media>  
**Sent:** Friday, July 12, 2019 12:01 PM  
**To:** Steve Harris  
**Subject:** Meeting

Good Morning Steve,

As I believe you are aware I will be out of town for next week's meeting.

The primary input I have from reading the Tony's building piece is determining the direction that would be most prudent. As you know I voiced my objection to simply putting the property up for sale as that does not give the kind of control to urban renewal that puts the building to best use.

I would include to primary options to the board. One would be as outlined in the packet...do an RFQ with a very specific objective of vertical housing. The second option would be to go out for an RFP.

At first consideration I feel that the RFP gives a broader picture as to uses for the building. An RFP would include anyone with an interest in vertical housing plus people that may have identified another acceptable use. Rich Mays and I discussed this approach this morning.

I do not want to see us bogged down in any lengthy process if we have interested and financially capable parties. It would be my hope that we would make a decision in this meeting. I might also suggest that either the RFP or RFQ could be advanced as staff recommendations to keep a focus on accomplishing a forward press.

I have also met with Mary Hanlon on her project. I am out of town next week however the following week we should get together for a discussion.

Thanks,

G

Gary M. Grossman  
 Regional Vice President  
 Bicoastal Media  
 719 E. 2<sup>nd</sup> St.  
 The Dalles, Oregon 97058

541-296-2211

[gary@bicoastal.media](mailto:gary@bicoastal.media)

*(This page intentionally left blank.)*



# A small town decides parking can't be a bargain anymore

Laura Bliss

**Nevada City, California, used to advertise its “bargain” parking meters. Now they’re getting more expensive to protect the town against an existential threat.**



© Anthony Bolante/Reuters A jeep with an antique bicycle mounted drives down the Broad Street strip in Nevada City.

A lot about Nevada City, California, could be described as quaint. The main drag, Broad Street, is a sloping corridor of Gold Rush-era shops and inns. During the holidays, horse-drawn carriages and gas lamps transform it into a Victorian Christmas fantasy. Last year, to fight wildfire risk, the vice mayor launched a fundraiser for a livestock brush control program, calling it “[GoatFundMe](#).”

But many cities have seen success with raising meter rates and directing the revenue to sorely needed public services. A few hundred miles away in Southern California, Old Town Pasadena is [the poster child](#) of a downtown corridor that used pricier parking fees to beautify the streets and improve infrastructure. "Urban planners tend to focus on policy goals; people care to see the results," Donald Shoup, the UCLA urban economist and renowned parking policy expert, told [CityLab last year](#). Nevada City seems to be putting that philosophy into action.

And its rates are still highly affordable compared with nearby cities — Truckee charges as much as \$1.50, and Sacramento charges between \$1.75 and \$3.75.

Strawser had long advocated for making parking entirely free in Nevada City, since that's how Grass Valley, a larger neighboring town, had long operated. But then Grass Valley [put in a parking program](#) at a dollar per hour in 2018, which took some wind of Strawser's sails. "At that point, I lost my next-door neighbor example," he said. So when Nevada City's city council voted to raise rates, Strawser had a considerable change of heart. He was the one who actually pushed for the dollar amount — double the 50 cents that the city's department of public works initially asked for, and still more than the 75 cents that Minett had thought wise.

Other leaders were pleased. "I've always thought we do not charge enough," another council member, Valerie Moberg, [told a local newspaper](#). And Minett sees the meter hikes as a win-win for the city and residents, in that they'll help save lives in case of fire and free up space downtown. "I want Nevada City to stay sweet, but also keep up with the times," she said. "I thought this was a two-fer."

*Laura Bliss is CityLab's West Coast bureau chief. She also authors MapLab, a biweekly newsletter about maps. Her work has appeared in the New York Times, The Atlantic, Los Angeles magazine, and beyond.*

Article copied from: <https://www.msn.com/en-us/news/markets/a-small-town-decides-parking-cant-be-a-bargain-anymore/ar-AAEea0r>



IMPROVING OUR COMMUNITY

COLUMBIA GATEWAY URBAN RENEWAL AGENCY

CITY OF THE DALLES

## **AGENDA STAFF REPORT**

**AGENDA LOCATION: VII. A.**

**DATE:** August 20, 2019

**TO:** Chair and Members of the Urban Renewal Agency Board

**FROM:** Steven Harris, AICP  
Urban Renewal Manager

**ISSUE:** **Extension of Exclusive Negotiating Agreement with Hanlon Development for the Redevelopment of Property located at 542 East 3<sup>rd</sup> Street (Tax Lots 1N 13E 3 BD 6700, 6800, 6900)**

### **BACKGROUND**

An Exclusive Negotiating Agreement (ENA) with Hanlon Development (Ms. Mary Hanlon) for the redevelopment of the Griffith Motors site was approved by the Agency on January 15, 2019, and executed on February 28, 2019. The ENA's initial term is for 180 days, with the provision that it may be extended for two 120 day terms upon approval of the Agency (paragraph 2 of the agreement).

The project, as originally envisioned included 69-72 apartments, approximately 4,000 square feet of commercial/retail space and on-site parking. During the past few months the developer has discussed a number of project modifications, the latest version consisting of 42 apartments, 4,500 square feet of commercial/retail space, 30 on-site parking spaces, and 30 on-street parking spaces. Leland Consulting Group is preparing the economic/fiscal impact analysis based on this project description.

The Agency's requested financial assistance, addressed in paragraph 4 of the ENA, includes the following: direct funds less than \$750,000; payment or waiver of building and development permit fees; and any tax credits or abatements. The actual dollar amount of the Agency's contribution is to be negotiated and finalized in the DDA.

On behalf of Hanlon Development, Agency staff with the assistance of Representative Bonham's office, submitted a request for state funding for this project. Although unsuccessful, the requested \$1 million would have been used to offset development costs in exchange for 20% (8) of the apartments to be offered at below market rents. It

is staff's understanding that without state funding assistance, the proposal is now a market rate project. Staff is unaware of other funding commitments the developer may have secured.

### **BOARD ALTERNATIVES**

1. Extend the ENA with Hanlon Development for the period of 120 days.
2. Decline to extend the ENA with Hanlon Development.
3. Direct staff as appropriate.

### **Attachments**

- Exclusive Negotiating Agreement

## **EXCLUSIVE NEGOTIATING AGREEMENT**

THIS EXCLUSIVE NEGOTIATING AGREEMENT (the “Agreement”) is made and entered into as of the last date of signature indicated below (the “Effective Date”) by and between the Columbia Gateway Urban Renewal Agency, a municipal corporation (“Agency”), and Hanlon Development, LLC, an Oregon limited liability corporation (“Hanlon Development”).

### **RECITALS**

A. Hanlon Development has been in the process of creating a proposal for the redevelopment of a 0.69 acre parcel of property described as Assessor’s Map No. 1N 13E 3BD Tax Lots 6700, 6800, and 6900, located at 542 East 3<sup>rd</sup> Street in The Dalles, Oregon. As part of the redevelopment proposal, Hanlon Development would acquire ownership of the property which is currently owned by DG Motors LLC. The parcels consist of the site commonly known as the Griffith Motors dealership, and are referred to in this Agreement as the “Property”.

B. Hanlon Development has submitted a conceptual proposal to the Agency Board for the redevelopment of the Property, which would include a mixed use (commercial/residential) development, consisting of ground floor retail/commercial use, two to three stories of apartments, and on-site parking.

C. This Agreement confirms the basis upon which the Agency, and Hanlon Development (the “Parties”) are prepared to negotiate the terms of a Disposition and Development Agreement (“DDA”) and related documents for the redevelopment of the Property, which must be approved by the Urban Renewal Agency Board.

D. The terms of this Agreement are as follows:

### **TERMS**

1. Good Faith Exclusive Negotiations. Agency and Hanlon Development agree and covenant to negotiate the terms of the DDA and any intervening Memorandum of Understanding (as defined below) in good faith. Agency acknowledges that Hanlon Development has expended substantial time and expense, and will continue to expend time and expense, in preparing a more detailed proposal, conducting its due diligence, and refining its development proposal. During the term hereof, Agency agrees that Hanlon Development shall have the exclusive right to conduct due diligence and to negotiate with Agency for the rights to develop the Property, and that the Agency will not accept, solicit, pursue or entertain any other offers or other indications of interest with respect to the Property for any development, sale or other transaction.



2. Duration. The term of this Agreement shall be 180 days from the Effective Date. This Agreement may be extended for two 120 day renewal terms upon the approval of the Urban Renewal Board. This Agreement shall automatically terminate upon execution and delivery of the DDA, which shall thereafter, control the rights of the Parties with respect to the Property. The Parties may terminate this Agreement by mutual agreement if latent conditions are discovered on the Property or events occur that would, presently or with the passage of time, prevent the entry into a DDA. Notwithstanding the above, either the Agency or Hanlon Development, may at their sole option, terminate this Agreement by notice in writing if any other party makes a material misrepresentation in the course hereof, otherwise fails to act in good faith, or if any party becomes insolvent, or in the terminating party's reasonable estimation, is otherwise unable to perform the obligations of the non-terminating party.
3. Memorandum of Understanding. Tentative agreements on the terms of the DDA may be memorialized in a written Memorandum of Understanding ("MOU"), or series of memoranda, during the Terms of this Agreement. Any such MOUs will provide the continuing framework for final preparation of the DDA.
4. Projected Financial Contributions. The Parties understand and agree that any actual contribution by the Agency is anticipated to be less than \$750,000, and that other public financial contribution may take the form of payment or waiver of system development charges or building permit fees by the Agency, or vertical housing zone tax credits and other tax abatements, and that the total amount of any public financial participation is subject to negotiation and will be outlined in any agreed upon MOUs and the final DDA.
5. Co-application/Cooperation. Agency and Hanlon Development shall be co-applicants on any land use permit application sought in connection with this Agreement or subsequent Memoranda issued during the term hereof. Hanlon Development shall bear responsibility for all land use application and permit fees, unless otherwise agreed to by the Agency as stipulated in an MOU. Agency and Hanlon Development shall each promptly provide to the other all information reasonably related to the Property and the Project which may be obtained without material expense, upon written request. Agency and Hanlon Development shall cooperate in connection with any applications, permits, approvals or entitlements sought by Hanlon Development from any governmental authorities with respect to the Project, including easements, provided the Agency shall not be required to incur any material cost or liability connection with such applications, permits or approvals.
6. Due Diligence. Hanlon Development may conduct due diligence and inspections of the Property, including such physical, legal, and engineering inspections, tests and investigations as it may deem necessary or desirable, including soils and environmental studies. Such studies and investigations may include, without

limitation, zoning, land use, environmental, title, design review, covenants, conditions and restrictions, financing, leasing markets, project feasibility and related matters. The scope and cost of the due diligence and inspections shall be the sole discretion and responsibility of Hanlon Development.

7. Indemnity and Insurance. Hanlon Development hereby agrees to indemnify, defend and hold the Agency including its appointed and elected officials, officers, employees and agents, harmless from and against any and all claims for injury to persons or damage to property caused by or resulting from the activities or negligence of Hanlon Development or its representatives or consultants on or about the Property. During the term of this Agreement, Hanlon Development shall maintain insurance with respect to its activities on or about the Property, naming the Agency as an additional insured, in amounts as follows: (i) commercial general liability insurance with a combined single limit of not less than \$1,000,000 per occurrence and with at least \$5,000,000 aggregate; (ii) automobile liability insurance with combined single limit of not less than \$1,000,000 per occurrence; (iii) employers liability insurance with a limit of not less than \$1,000,000; and (iv) in addition to the primary limits specified in (i) and (ii) above, excess liability insurance with a limit of not less than \$4,000,000 for each occurrence and in the aggregate. The indemnity required under this Section 9 shall survive termination of this Agreement.
8. No Assignment. Neither party shall assign or transfer its interest in this Agreement or the Property until termination of this Agreement or execution and delivery of the DDA.
9. Confidentiality. Agency and Hanlon Development agree that all information submitted by Hanlon Development during the term hereof is submitted on the condition that the Agency shall keep said information confidential. Agency agrees not to disclose said confidential information provided by Hanlon Development, including but not limited to financial statements regarding Hanlon Development or the Project, and pro forma information. This nondisclosure agreement shall survive termination of this Agreement, but shall not apply to the extent any such information is publicly available, has been disclosed by other parties or is required to be disclosed by the Wasco County District Attorney under Oregon public record laws. Agency further agrees that it shall not disclose the terms of this Agreement, the MOUs or the DDA, prior to the termination or expiration of this Agreement, or the execution of the DDA, whichever occurs first, unless disclosure is required by the Wasco County District Attorney under Oregon public records law.
10. Governing Law. This Agreement shall be governed by the laws of the State of Oregon.
11. Time is of the Essence. Time is of the essence of this Agreement.

12. Amendments. This Agreement may be amended only by written agreement of the Parties hereto.

13. Notices. All notices under this Agreement must be in writing and either (i) personally delivered, (ii) delivered by express mail, Federal Express or comparable courier service, or (iii) delivered by certified mail, postage prepaid, return receipt requested, as follows:

To the Agency: Steven Harris, UR Manager  
313 Court Street  
The Dalles, OR 97058

To Hanlon Development: Hanlon Development, LLC  
101 S.W. Main Street, Suite 825  
Portland, OR 97204

All notices shall be deemed effective upon receipt. Any party may from time to time change its address for purposes of this Section by notice in writing to the other party.

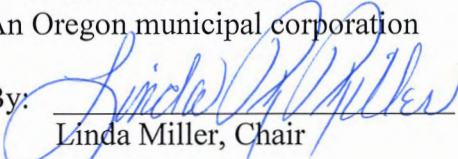
14. Binding Effect. During the Term hereof and any extensions thereto, the Parties shall negotiate in good faith to complete and execute the definitive DDA upon terms and conditions consistent with this Agreement and the MOUs. No sale agreement or other right, obligation or estate in land shall be created except by delivery of the definitive DDA and all other related and necessary instruments, duly authorized by the Columbia Gateway Urban Renewal Board, and all necessary Hanlon Development corporate action and executed by authorized representatives of the Parties. If the DDA is not executed and delivered prior to the expiration of the Term and any extensions thereto, or if Hanlon Development elects, in its sole discretion, by notice in writing to the Agency not to pursue development of the Project, this Agreement shall terminate and be of no further force or effect, except Sections 9, 11, and 12, which shall survive termination. If during the course of negotiations it becomes clear that the Parties will not reach an agreement, Hanlon Development shall not unreasonably withhold consent to early termination of this Agreement.

HANLON DEVELOPMENT  
Hanlon Development, LLC  
An Oregon limited liability corporation

By:   
Mary Hanlon

Date: 2/28/19

COLUMBIA GATEWAY URBAN  
RENEWAL AGENCY  
An Oregon municipal corporation

By:   
Linda Miller, Chair

Date: 02/22/19





IMPROVING OUR COMMUNITY

COLUMBIA GATEWAY URBAN RENEWAL AGENCY

---

CITY OF THE DALLES

## **AGENDA STAFF REPORT**

**AGENDA LOCATION: VIII. A.**

**DATE:** August 20, 2019

**TO:** Chair and Members of the Urban Renewal Agency Board

**FROM:** Matthew Klebes  
Assistant to the City Manager

**ISSUE:** City of The Dalles Brownfield Integrated Planning Grant

### **BACKGROUND**

Last year the City of The Dalles received an Integrated Planning Grant from Business Oregon which resulted in the creation of a database of properties detailing their potential brownfield related challenges as well as rank their potential redevelopment priority. This grant utilized the Urban Renewal District as the study area.

The project also included a magnetic survey of the alleyways between 1<sup>st</sup>/2<sup>nd</sup> Street as well as 2<sup>nd</sup>/3<sup>rd</sup> Street. This information, database, and prioritization will help public and private stakeholders in redeveloping property as well as help acquire additional financial resources, such as State or Federal grants, needed to remediate issues.

As such, staff is now developing a Request for Proposals for grant writing and project implementation services for a Coalition Assessment Grant from the Environmental Project Agency (EPA) using the results of the Integrated Planning Grant. This Coalition will likely include the Port of The Dalles and Wasco County. The grant will be for up to \$600,000.00 over a three year period to conduct specific site assessment and planning.

The EPA Coalition Assessment Grant one-pager, Integrated Planning Grant Technical Memorandum, and alleyway survey have been included in your packet.

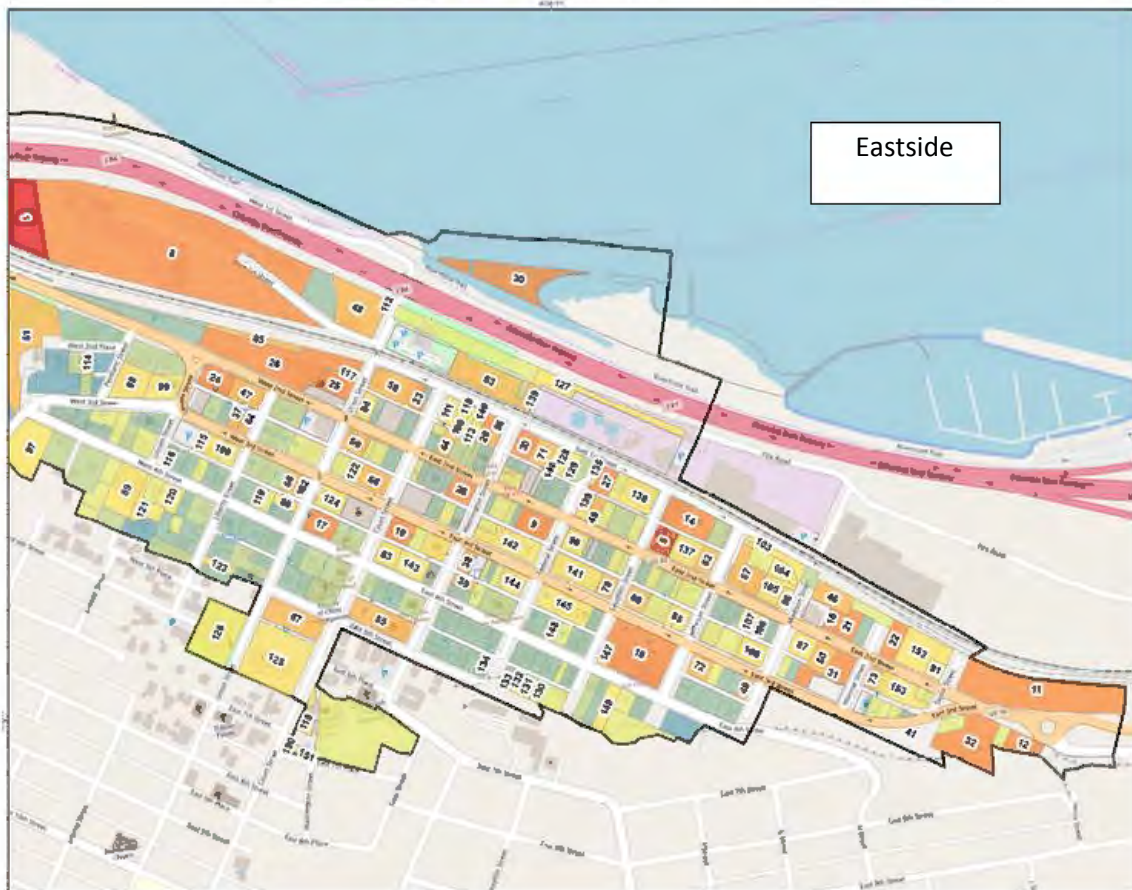
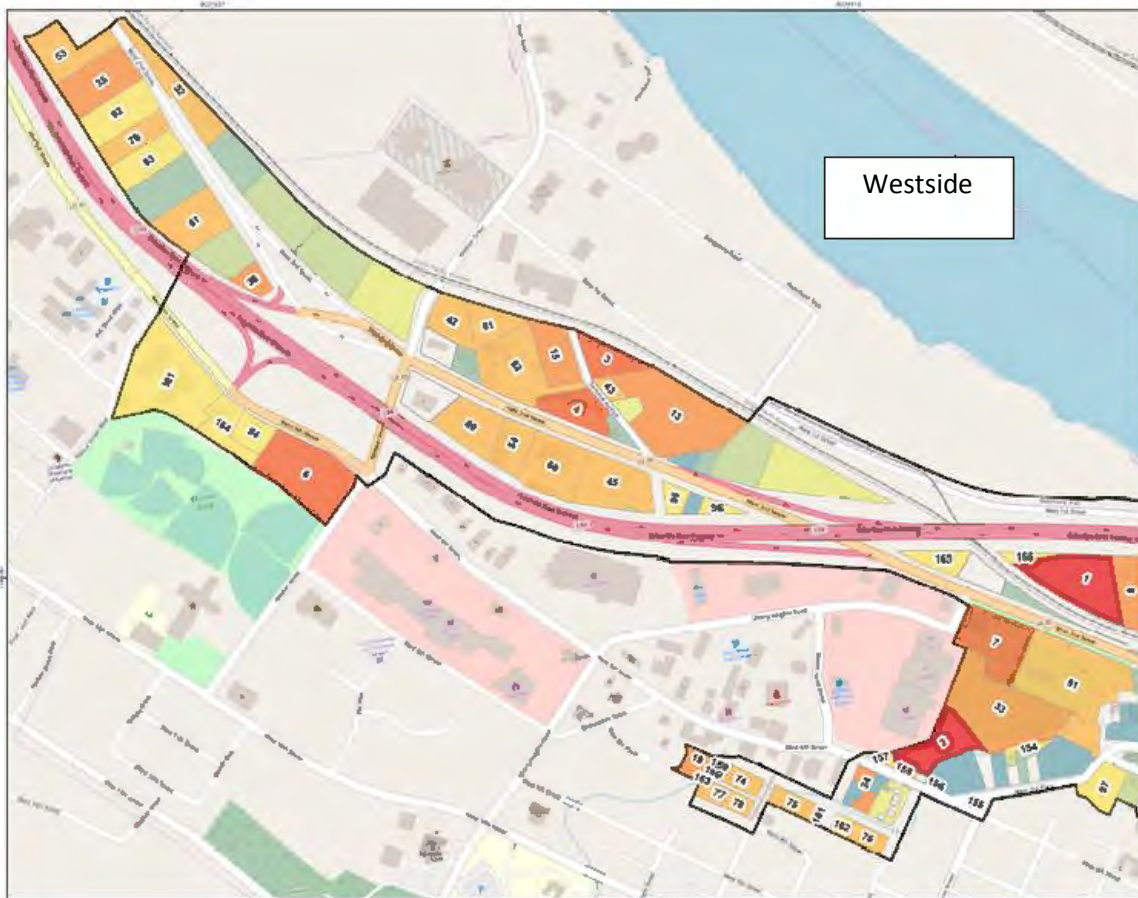
### **BOARD ALTERNATIVES**

No action required, information only.

*(This page intentionally left blank.)*

## **The Dalles Brownfield Assessment Program**

<b>Challenge:</b>	<p>Brownfields are defined as property for which redevelopment or reuse may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Uncertainty among property owners and developers regarding potential contamination, and the cost for addressing it, has led to extended development timelines or missed opportunities for redevelopment within the City's core.</p> <p>Because of this challenge, the City of The Dalles recently completed an initial inventory with support from Business Oregon's Brownfield Integrated Planning Grant program to identify potential brownfields within the Urban Renewal Area. This process found a significant number of properties with potential contamination.</p>
<b>Scope/Intent:</b>	<p>This project proposes to access EPA funding to provide site specific assistance with determining the existence and extent of contamination at numerous sites over a three year period. Eligible expenditures also include cleanup and reuse planning as well as community engagement.</p> <p>This will support putting vacant or underutilized properties back into active use through creating certainty about costs for remediation or lack of contamination. This will lead to more opportunities for redevelopment, reduced blight, increased property taxes, and a more economically vibrant and livable community.</p>
<b>Focus:</b>	<p>The initial inventory focused on the Columbia Gateway Urban Renewal Area (URA), but funds acquired could be accessed for projects outside of the URA as well.</p>
<b>Funding:</b>	<p>U.S. EPA Brownfield Coalition Assessment Grant provides up to \$600,000 and must be spent within three years of award. Coalition Assessment grants require a minimum of 3 eligible entities but more importantly, a program executed in partnership with other key stakeholders will be more effective and better able to achieve program goals.</p> <p>There is no match required. In FY 19 there was \$37 million allocated to this program with an expected 114 awarded grants</p>
<b>Development:</b>	<p>Modeled after other community efforts in Oregon, the City of The Dalles intends to publish a Request for Qualifications (RFQ) to seek out qualified firms to provide grant writing services specifically for this EPA grant program and, upon successful award, assist the Coalition with execution of the grant. This approach reduces the overall cost of consulting work as the proposals include the grant writing at no charge.</p>
<b>Lead Sponsor:</b>	<p>City of The Dalles Matthew Klebes, Assistant to the City Manager, <a href="mailto:mklebes@ci.the-dalles.or.us">mklebes@ci.the-dalles.or.us</a></p>
<b>Potential Partners:</b>	<p>Port of The Dalles, Wasco County, Mid-Columbia Economic Development District, Columbia Gateway Urban Renewal Agency</p>



---

To:	Matthew Klebes - City of The Dalles	From:	Leonard Farr Stantec Consulting Services Inc.
File:	The Dalles Brownfield IPG	Date:	June 27, 2019

---

**Reference: The Dalles Brownfield Opportunity Site Inventory**

This memorandum explains the objectives, methodologies, and outcomes of The Dalles Brownfield Opportunity Site Inventory (Inventory) completed for the City of The Dalles (City). The Inventory focused on the downtown and West Second Street areas shown in **Figure 1**. The Inventory consisted of 1) geographic information system (GIS)-based analysis of environmental, historical, and real estate information associated with tax lots in the focus areas to evaluate their potential as opportunity sites, and 2) a geophysical survey conducted in downtown alleyways to evaluate the presence of underground storage tanks (USTs) that may inhibit undergrounding of overhead utilities.

**BACKGROUND**

In 2018, the City received a \$25,000 Integrated Planning Grant (IPG) from Business Oregon's Brownfields Redevelopment Fund for the purpose of completing an Opportunity Site Inventory identifying underutilized and potentially contaminated properties, and to lay the groundwork for applying for a US Environmental Protection Agency (EPA) Brownfield Community-Wide Assessment grant application.

The IPG funding has been used to inform the focus area community regarding the brownfield program, develop an inventory of brownfield opportunity sites, and complete a geophysical survey of downtown alleyways to identify potential USTs.

**SCOPE OF WORK**

The following scope of work has been implemented to complete a brownfield opportunity site inventory for the focus areas using IPG funds:

1. Seek input from stakeholders regarding the boundaries of the focus area for which a brownfield opportunity site inventory was to be developed;
2. Obtain and organize GIS data available from Wasco County for the focus area;
3. Obtain publicly available state and federal environmental records for all commercial and industrial properties located within the focus area;
4. Obtain and review publicly available historical Sanborn Maps for the focus area;
5. Obtain and review publicly available historical city directories for the focus area;
6. Compile a list of potential brownfield opportunity sites;

Reference:     **The Dalles Brownfield Opportunity Site Inventory**

7. Conduct site visits of select brownfield opportunity sites to collect additional information and confirm their condition;
8. Hold two meetings, one with the project advisory committee to go over preliminary inventory findings, and one with project stakeholders to explain inventory methodology and results and obtain feedback for prioritization; and
9. Prepare the project final deliverable consisting of a technical memorandum, the attached brownfield opportunity site list, and GIS Geodatabase file deliverable.

## COMMUNITY INVOLVEMENT

On February 21, 2019, the first of two meetings was held with the brownfield advisory committee (including Matthew Klebes, City; Kathy Ursprung, Port of The Dalles; Carrie Pipinich, Mid-Columbia Economic Development District; and Nate Stice, North Central Regional Solutions Coordinator) to discuss preliminary inventory methods and findings, and to introduce the topic of opportunity site inventory prioritization. Feedback from the team was received on March 8, 2019 with some revisions to the proposed scoring system.

On May 2, 2019, a follow-up meeting was held with brownfield stakeholders and community members from the following organizations:

- The Dalles Urban Renewal Agency
- Mid-Columbia Economic Development District
- Port of The Dalles
- Regional Solutions
- Business Oregon
- Department of Environmental Quality
- Local real estate agencies
- Public Health Department
- The Dalles Chamber of Commerce
- The Dalles Main Street
- Wasco County Economic Development District
- Mid-Columbia Housing Authority
- Property owners

All stakeholders were provided with draft inventory deliverables. Stantec gave a brownfield presentation and invited the stakeholders to respond and discuss the findings and possible methods of prioritization.



Reference: The Dalles Brownfield Opportunity Site Inventory

## BROWNFIELD OPPORTUNITY SITE INVENTORY METHODOLOGY

This section describes the stepped approach to developing the inventory of the City's brownfield opportunity sites.

1. Wasco County Tax Assessor Property Information: The Wasco County Information Services Department GIS Coordinator, Tycho Granville, provided tabular and GIS-based property data for all tax lots within the inventory focus areas.
2. Environmental Regulatory Records: Stantec obtained environmental database records from GeoSearch, Inc. ("GeoSearch"), a third-party environmental and historical record repository service, and added this information to the GIS attribute data for the associated tax lots.
3. Sanborn Fire Insurance Maps: All Sanborn maps possessed by The Dalles Community Development Department were reviewed to identify potentially contaminating historical land uses such as service stations, dry cleaners, manufacturing facilities, etc. This included maps from 1884, 1892, 1900, 1909, 1926, and up to 1960, though maps from 1926 to 1960 were not labeled with the year.
4. City Directories: City directories for major commercial or industrial corridors in the inventory focus areas were provided by GeoSearch and used to identify businesses that may be associated with potentially contaminating historical land uses. The address blocks on the following corridors within the study area were reviewed: East and West 1<sup>st</sup> Street, East and West 2<sup>nd</sup> Street, East 4<sup>th</sup> Street, West 6<sup>th</sup> Street, Court Street, Federal Street, Jefferson Street, Laughlin Street, and Madison Street. This included directories from approximate five-year intervals from 1948 to 2016. City directories are not available for The Dalles prior to 1948.
5. Brownfield Determination: To determine the highest likelihood brownfield opportunity site candidates, Stantec applied preliminary scoring criteria to the 415 tax lots in the inventory focus areas. The scoring system was refined based on community input, including separating the scoring for improvement to land value ratio (ILVR) from property size, adding scoring criteria for properties within the Vertical Housing Density Zone (VHDZ), and adding scoring criteria for publicly owned properties. These modifications resulted in a scoring matrix with a maximum of six points. Additionally, the City removed 21 sites from consideration as they determined they were not brownfield opportunity site candidates. The final scoring system considered the presence of an environmental database record or potentially contaminating historical land use, zoning and possible vacancy, ILVR, the size of the property, public ownership, and location in the VHDZ. The following table demonstrates how each criterion was scored:

Reference: The Dalles Brownfield Opportunity Site Inventory

Table 1. Scoring Criteria Matrix

Category	Points	Description	Reasoning
Environmental Records and Historical Use	2 1.5 1 0	Open EPA/DEQ environmental regulatory database listing Closed EPA/DEQ environmental database listing AND potentially contaminating historical land use EPA/DEQ environmental database listing OR potentially contaminating historical land use No database record or historical land use of interest	This scoring prioritizes sites with open environmental database records based on the greater potential for unresolved environmental issues. Records of historical land use combined with a closed environmental listing earn the second highest score. Site with either a resolved environmental record <u>or</u> a historical land use earned 1 point.
Zoning and Vacancy	1 0.5 0	Zoning is Non-Residential AND Site is vacant Zoning is Non-Residential Zoning is Residential	This allows vacant non-residential parcels to be ranked above occupied parcels with the same zoning, and non-residential zoning to be ranked above single and multi-family housing.
ILVR	1 0.5 0	ILVR of < 0.5 ILVR of < 1.0 ILVR of > 1.0	This allows underutilized lots to score higher than highly utilized lots.
Size	1 0.5 0	Parcel size > 1 acre Parcel size ≥ 0.25 acre < 0.25-acre parcel size	This allows larger parcels with greater redevelopment potential to score higher than smaller parcels.
Ownership	0.5 0	Publicly owned Parcel Privately owned Parcel	This scoring allows publicly owned parcels to score higher than privately-owned parcels. Publicly owned parcels may have fewer barriers to access and redevelopment, whereas privately owned parcels are dependent on a private owner's interest in revitalization activities. .
Vertical Housing Density Zone	0.5 0	Within VHDZ Outside of VHDZ	All parcels in the VHDZ area would receive a higher score due to the City's preference for vertical housing development.
Total Possible	6 pts		

6. Visual Assessment: A brief visual assessment was conducted of the downtown area to note any obvious vacancies or blighted properties prior to the February 21, 2019 meeting. All notes from this assessment were incorporated into the GIS database and used to help rank properties identified as vacant or blighted above those with the same score that were not vacant or blighted.



Reference: The Dalles Brownfield Opportunity Site Inventory

## BROWNFIELD OPPORTUNITY SITE RESULTS

The scoring criteria helped to narrow the list of high-potential opportunity sites as shown in **Table 2** below. Of 415 tax lots in the inventory focus areas, there were no tax lots that scored 5 points or higher. Two tax lots received 4.5 points. The remaining tax lots scores were:

- two 4.5-point tax lots,
- five 4-point tax lots,
- 29 3.5-point tax lots,
- 46 3-point tax lots,
- 84 2.5-point tax lots,
- 64 2-point tax lots,
- 39 1.5-point tax lots,
- 113 1-point tax lots,
- 22 0.5-point tax lots, and
- 11 0-point tax lots.

**Table 2. Scoring Criteria Results**

Scoring Criteria	Number of Tax Lots
Open Environmental Record	18
Environmental Record and Historical Land Use	28
Environmental Record OR Historical Land Use	105
Non-Residential AND Vacant	50
Non-Residential Only	310
ILVR < 0.5	134
ILVR < 1, > 0.5	14
Parcel size > 1 acre	36
Parcel size > 0.25 acre, < 1 acre	92
Publicly owned parcel	70
In VHDZ	301

Using the scoring criteria matrix, the 36 sites scoring 3.5 or higher were those identified as being most likely to be brownfield opportunity sites and were presented at the May 2, 2019 meeting. Considering the scoring, visual assessment, and meeting feedback, a list of the top 13 sites was presented to the City on June 19, 2019. In consultation with the City, five sites were selected from this list of 13 sites as the most promising brownfield opportunity sites in the study area.

Reference: The Dalles Brownfield Opportunity Site Inventory

## PROMISING BROWNFIELD OPPORTUNITY SITES

This project, though reasonably intensive in nature, certainly has not identified all brownfield opportunity sites located within the study area. This inventory should be considered a “living document” and will undergo continuous updating and refinement as more data is collected as the EPA brownfield grant-funded assessment work is completed. The following are initially identified as high-priority and highly likely brownfield opportunity sites.

**212 Terminal Avenue:** This 1.18-acre site is owned by Modi Holdings, Inc. and is located at the terminus of Terminal Avenue, with its north boundary adjacent to railroad tracks, and industrial development bounding all other site boundaries. The site is largely undeveloped with only a warehouse and loading dock at the center of the property, and a smaller warehouse at the southeast boundary. A concrete pad with an aboveground storage tank and 55-gallon drum is present on the property. The buildings were first constructed in 1935. According to tax records, the property ownership was transferred in 2016, but the site does not appear to be in active use.



The Oregon Department of Environmental Quality (DEQ) has an Environmental Cleanup Site Information (ECSI) record for the property under identification number #2828 for the Carson Bulk Oil Plant. The record states that contamination is suspected, and a site screening is recommended, but no other details are given. A 0.34-acre facility at 230 Terminal Ave (located south of the southern adjoining property on the east side of Terminal Avenue) was also formerly a bulk oil plant (listed under ECSI #2841) and

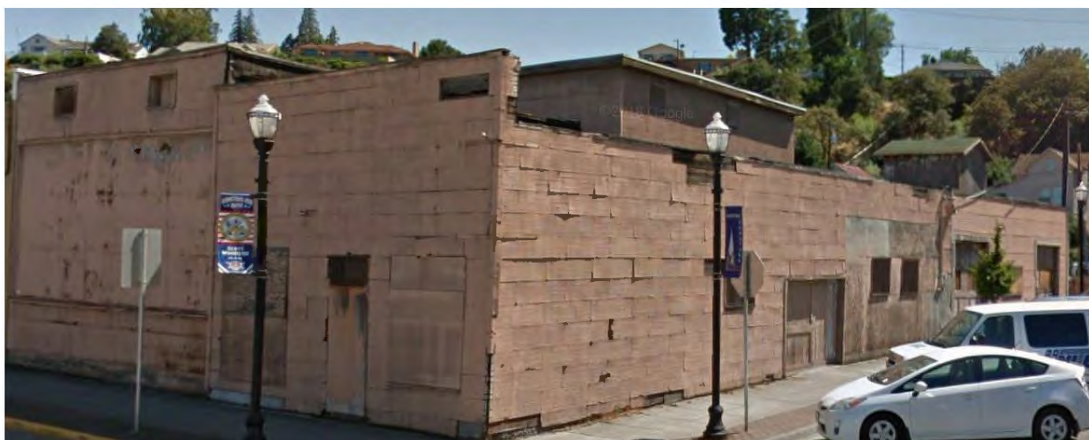
assessment work was completed that determined gasoline and diesel was released to the soil and groundwater. DEQ recommends an expanded preliminary assessment at this offsite facility as the extent of contamination has not been delineated; due to the proximity, the property at 212 Terminal Avenue may be impacted. Based on the potential for petroleum contamination at this property, EPA brownfield grant-funded assessment could assist in spurring redevelopment.

Reference: The Dalles Brownfield Opportunity Site Inventory

**208 Laughlin Street:** This 0.59-acre opportunity site is owned by Aaron and Kelley Lee and is partially redeveloped. The site is bound by 1<sup>st</sup> Street to the north, Laughlin Street to the west, a jeweler, auto repair, coffee shop, antique shop, and taproom to the south, and marine supply and repair business to the east. The surrounding area is centrally located in downtown and largely commercial. Sediton Brewing, a new and community-loved local brewery, occupies approximately 40% of the site. The remaining portion is undeveloped and is a gravel parking lot used sparingly. According to the City, the property owners are open to redevelopment or sale of the remaining undeveloped portion of the site. The site has an open ECSI record under #2840 associated with Bowden Heating Oil, a former heating oil distributor that operated on the site. The record states that contamination is suspected, and a site screening is recommended. Historical records demonstrate the site was developed and operated for Cold Storage from 1900 to at least 1926. Bowden Heating Oil operated on the site from at least 1956 to 1971, and became Temple Heating Fuels in 1971, operating for an unknown period of time. City directories show the site was then operating as Fuller Silversmiths by 1975. The history of operations at the site demonstrates the need for assessment due to possible petroleum and hazardous substance contamination.



**800 East 2<sup>nd</sup> Street:** This 0.12-acre downtown site owned by James and Shawn Shroud is often used as an example of blight in the community. Historical documents show the site was originally occupied by a blacksmith shop in 1900. The site structure, originally built in 1928, operated initially as cold storage; then The Dalles Soda Works from at least 1948 to 1960; an electrical contractor in 1968; a food store in 1971; sat vacant from 1975 to 1980; then was used as a warehouse in 1985 until becoming vacant again from at least 1995 to the present day. It is possible that the potential presence of hazardous materials from prior industrial operations or within the building materials of the dilapidated building are contributing to its vacancy and therefore an assessment may benefit potential redevelopment at the site.





June 27, 2019

Matthew Klebes - City of The Dalles

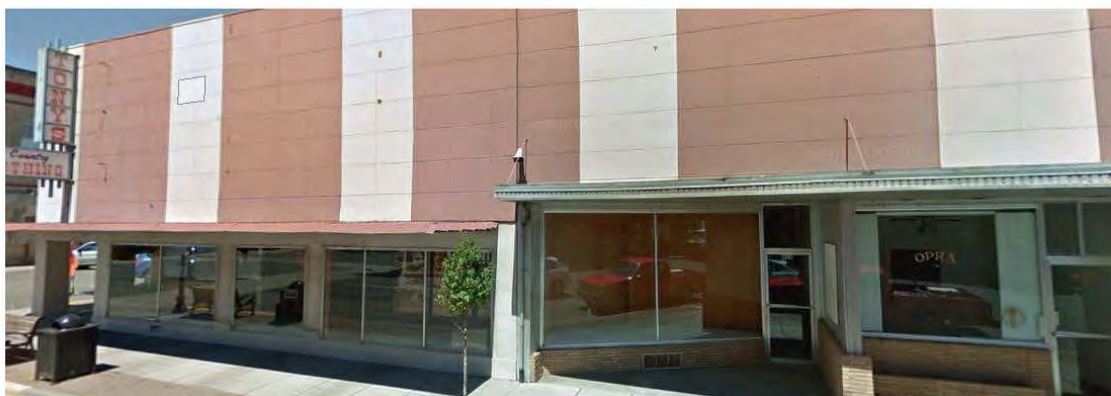
Page 8 of 9

Reference: The Dalles Brownfield Opportunity Site Inventory

**303 – 315 East 3<sup>rd</sup> Street/315 Federal Street:** This 0.60-acre site owned by Eagle Newspapers, Inc. is the former site of the The Dalles Chronicle newspaper. The site is located downtown and is bound by Washington Street to the west, 3<sup>rd</sup> Street to the south, Federal Street to the east, and 2<sup>nd</sup> Street and retail buildings to the north. The tax lot includes active retail use in the north portion of the site, and the south portion contains the vacant former newspaper building and parking lot. In addition to former printing operations, Sanborn fire insurance maps from 1926 confirm auto repair activities were conducted on the site. Hazardous materials associated with printing and auto repair operations may be present on the site as well as petroleum from the auto repair operations.



**403 – 407 East 2<sup>nd</sup> Street:** This 0.28-acre site is owned by the Columbia Gateway Urban Renewal Agency. A former retail store, it is located on one of the busiest commercial corridors in the downtown area. The site is bound by East 2<sup>nd</sup> Street to the south, Federal Street to the west, parking and retail to the north, and retail operations to the east. The site has multiple environmental listings associated with storage and transportation of paint for a former Sherwin Williams paint store that was located at the site, however, no record of a release is present for the site. Prior to retail operations, historical records show the site was used for auto repair and sales in 1926 and possibly later. The historical business operations at the property suggest that hazardous substances and petroleum impacts associated with auto repair service and storage, as well hazardous substances impacts associated with the paint store, may be present at the site.



Design with community in mind

fl v:\1857\active\185751158 - the dalles\05\_report\_deliv\deliverable\inventory\inventory deliverables\thedalles\_inventory\_methodology\_memo\_062719.docx

URAB Agenda Packet

August 20, 2019 | Page 28 of 68

June 27, 2019

Matthew Klebes - City of The Dalles

Page 9 of 9

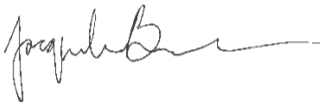
Reference: The Dalles Brownfield Opportunity Site Inventory

## NEXT STEPS

The inventory serves as a reference document for real estate, environmental, and historical information that may inform potential redevelopment opportunities. It can be used to help determine if nominated sites are eligible for grant funding; and it provides a starting list for contacting property owners who may want to participate in a brownfield program. As a living document, the inventory can be evaluated and adjusted over time to incorporate more data for planning and redevelopment analysis, identify additional opportunity sites, and provide key information for moving forward with site assessment.

This inventory has demonstrated that the focus areas within The Dalles are impacted by brownfields. This information indicates that the City is a good candidate for an EPA brownfield grant. Should the City seek EPA brownfield grant funding, the information contained in this inventory should be utilized in preparing the application for funding.

### Stantec Consulting Services, Inc.



**Jacqueline Brenner**

Project Scientist / GIS Lead

Phone: (971) 230-5219

[jacqueline.brenner@stantec.com](mailto:jacqueline.brenner@stantec.com)



**Leonard Farr**

Principal Geologist

Phone: (971) 230-5204

[leonard.farr@stantec.com](mailto:leonard.farr@stantec.com)

Attachment: Brownfield Opportunity Site Inventory  
Brownfield Inventory Downtown Area Map  
Brownfield Inventory West 2nd Street Area Map

Map No.	Tax Lot	Address	Environmental and Historical Use Score	Zoning and Vacancy Score	ILVR Score	Size Score	Public Ownership Score	VHDZ Score	Total Score
1	1N 13E 4 AA 100		1	1	1	1	0.5	0	4.5
2	1N 13E 4 AA 801		1	1	1	1	0.5	0	4.5
3	2N 13E 33 DB 1600	212 TERMINAL AVE	2	0.5	0.5	1	0	0	4
4	2N 13E 33 DC 800	1301 W 2ND ST	2	0.5	0.5	1	0	0	4
5	1N 13E 3 BD 1800	503 E 2ND ST	2	0.5	0.5	0.5	0	0.5	4
6	2N 13E 33 CD 1100	713 WEBBER ST	1	1	1	0.5	0.5	0	4
7	1N 13E 4 AA 500		1	0.5	1	1	0.5	0	4
8	1N 13E 3 BB 100	201 W 1ST ST	2	0.5	0	1	0	0	3.5
9	1N 13E 3 BD 5200	312 - 320 E 2ND ST	2	0.5	0	0.5	0	0.5	3.5
10	1N 13E 3 BD 7800		2	0.5	0	0.5	0	0.5	3.5
11	1N 13E 3 DA 100	901 E 2ND ST	2	0	1	0	0	0	3.5
12	1N 13E 3 DA 3900	1006 E 2ND ST	2	0.5	0	0.5	0	0.5	3.5
13	2N 13E 33 DC 100	240 TERMINAL AVE	2	0.5	0	1	0	0	3.5
14	1N 13E 3 AC 500	208 LAUGHLIN ST	2	0.5	0	0.5	0	0.5	3.5
15	2N 13E 33 DB 1500		1	0.5	1	1	0	0	3.5
16	1N 13E 3 AC 1900		1.5	0.5	1	0	0	0.5	3.5
17	1N 13E 3 BC 1800	105 E 4TH ST	1.5	0.5	1	0	0	0.5	3.5
18	1N 13E 3 BD 8800	500 - 502 E 3RD ST	1.5	0.5	0	1	0	0.5	3.5
19	1N 13E 4 AB 3600		1	1	1	0.5	0	0	3.5
20	1N 13E 3 200		0	1	1	1	0.5	0	3.5
21	1N 13E 3 AC 2000	715 E 2ND ST	1	0.5	1	0.5	0	0.5	3.5
22	1N 13E 3 AC 2200		1	0.5	1	0.5	0	0.5	3.5
23	1N 13E 3 BA 1400		1	1	1	0	0	0.5	3.5
24	1N 13E 3 BB 2200		1	0.5	1	0.5	0	0.5	3.5
25	1N 13E 3 BB 500		0	1	1	0.5	0.5	0.5	3.5
26	1N 13E 3 BB 700		0	0.5	1	1	0.5	0.5	3.5
27	1N 13E 3 BD 1400		1	0.5	1	0	0.5	0.5	3.5
28	1N 13E 3 BD 4700		1	0.5	1	0.5	0	0.5	3.5
29	1N 13E 3 BD 500	215 E 1ST ST	1	0.5	1	0	0.5	0.5	3.5
30	1N 13E 3 BD 700		1	0.5	1	0	0.5	0.5	3.5
31	1N 13E 3 DB 400	711 E 3RD ST, 720 E 2ND ST	1	0.5	1	0.5	0	0.5	3.5
32	1N 13E 3 DB 5400	902 - 908 E 2ND ST	1	0.5	0.5	1	0	0.5	3.5
33	1N 13E 4 AA 700		0	1	1	1	0.5	0	3.5
34	1N 13E 4 AB 2300		1	1	1	0.5	0	0	3.5
35	2N 13E 33 BC 1000		0	1	1	1	0.5	0	3.5
36	2N 13E 33 C 1300	1800 W 2ND ST	1	1	1	0.5	0	0	3.5

Map No.	Tax Lot	Address	Environmental and Historical Use Score	Zoning and Vacancy Score	ILVR Score	Size Score	Public Ownership Score	VHDZ Score	Total Score
37	1N 13E 3 BB 2700	205 - 207 W 3RD ST	2	0.5	0	0	0	0.5	3
38	1N 13E 3 BD 8000	300 E 3RD ST, 406 - 408 WASHINGTON ST	2	0.5	0	0	0	0.5	3
39	1N 13E 3 BD 9800	412 WASHINGTON ST	2	0.5	0	0	0	0.5	3
40	1N 13E 3 DB 1900	620 - 622 E 3RD ST	2	0.5	0	0	0	0.5	3
41	1N 13E 3 DB 5200	820 E 3RD ST	2	0.5	0	0	0	0.5	3
42	2N 13E 33 C 900	280 WEBBER ST	2	0.5	0	0.5	0	0	3
43	2N 13E 33 DC 200	224 TERMINAL AVE	2	0.5	0	0.5	0	0	3
44	1N 13E 3 BD 3700	205 - 209 E 2ND ST	2	0.5	0	0	0	0.5	3
45	2N 13E 33 DC 1100	1206 - 1222 W 2ND ST	1.5	0.5	0	1	0	0	3
46	1N 13E 3 AC 1500	206 MADISON ST, 710 E 1ST ST	1.5	0.5	0	0.5	0	0.5	3
47	1N 13E 3 BB 2300	200 W 2ND ST	1.5	0.5	0	0.5	0	0.5	3
48	1N 13E 3 BB 300	111 W 1ST ST	1.5	0.5	0	1	0	0	3
49	1N 13E 3 BD 2200	403 - 407 E 2ND ST	1.5	0.5	0	0	0.5	0.5	3
50	1N 13E 3 DB 300	710 E 2ND ST	1.5	0.5	0	0.5	0	0.5	3
51	1N 13E 4 AA 600	602 W 2ND ST	1	0.5	0	1	0.5	0	3
52	2N 13E 33 400	2007 W 2ND ST	1.5	0.5	0	1	0	0	3
53	2N 13E 33 BC 900	2400 W 2ND ST	1.5	0.5	1	0	0	0	3
54	2N 13E 33 DC 900	1318 W 2ND ST	1.5	0.5	0	1	0	0	3
55	1N 13E 3 BC 6800	511 WASHINGTON ST	1	0.5	0	0.5	0.5	0.5	3
56	1N 13E 3 BD 600	201 -205 WASHINGTON ST	1.5	0.5	0	0	0.5	0.5	3
57	1N 13E 3 AC 800	601 - 609 E 2ND ST, 206 JEFFERSON ST	1.5	0.5	0	0.5	0	0.5	3
58	1N 13E 3 BA 1500	200 UNION ST	1.5	0.5	0	0.5	0	0.5	3
59	1N 13E 3 BC 100	102 E 2ND ST	1.5	0.5	0	0.5	0	0.5	3
60	2N 13E 33 DC 1000	1238 W 2ND ST	1.5	0.5	0	1	0	0	3
61	2N 13E 33 C 1500	2000 W 2ND ST	1.5	0	0	1	0	0	3
62	1N 13E 3 AC 700	523 E 2ND ST	1	0.5	1	0	0	0.5	3
63	1N 13E 3 BA 600		1	0.5	1	0	0.5	0	3
64	1N 13E 3 BB 2800		1	0.5	1	0	0	0.5	3
65	1N 13E 3 BB 800		0	1	1	0	0.5	0.5	3
66	1N 13E 3 BC 500	313 COURT ST	1	0.5	0	0.5	0.5	0.5	3
67	1N 13E 3 BC 8000		0	0.5	1	0.5	0.5	0.5	3
68	1N 13E 3 BC 900		1	0.5	1	0	0	0.5	3
69	1N 13E 3 BD 6900		1	0.5	1	0	0	0.5	3
70	1N 13E 3 BD 7000		1	0.5	1	0	0	0.5	3
71	1N 13E 3 BD 800	308 E 1ST ST	0	0.5	1	0.5	0.5	0.5	3
72	1N 13E 3 BD 8900	600 E 3RD ST	1	0.5	1	0	0	0.5	3

Map No.	Tax Lot	Address	Environmental and Historical Use Score	Zoning and Vacancy Score	ILVR Score	Size Score	Public Ownership Score	VHDZ Score	Total Score
73	1N 13E 3 DB 500	800 E 2ND ST	1	0.5	1	0	0	0.5	3
74	1N 13E 4 AB 3900		0	1	1	0.5	0.5	0	3
75	1N 13E 4 AB 4000		0	1	1	0.5	0.5	0	3
76	1N 13E 4 AB 4100		0	1	1	0.5	0.5	0	3
77	1N 13E 4 AB 4800		0	1	1	0.5	0.5	0	3
78	1N 13E 4 AB 4801		0	1	1	0.5	0.5	0	3
79	2N 13E 33 BC 1200		0	1	1	1	0	0	3
80	2N 13E 33 CD 100	1320 W 2ND ST	1	0.5	0.5	1	0	0	3
81	2N 13E 33 DB 1300		0	1	1	1	0	0	3
82	2N 13E 33 DB 1400	1361 W 2ND ST, 1515 W 2ND ST	1	0.5	0.5	1	0	0	3
83	1N 13E 3 BC 2000	203 E 4TH ST	1	0	1	0	0	0.5	2.5
84	1N 13E 3 BA 1600	101 E 2ND ST	1.5	0.5	0	0	0	0.5	2.5
85	1N 13E 3 BD 6700	523 E 3RD ST	1.5	0.5	0	0	0	0.5	2.5
86	1N 13E 3 AC 1300	623 E 2ND ST	1.5	0.5	0	0	0	0.5	2.5
87	1N 13E 3 AC 2300	700 - 704 E 2ND ST	1.5	0.5	0	0	0	0.5	2.5
88	1N 13E 3 BC 1600	409 UNION ST	1	0	1	0	0	0.5	2.5
89	1N 13E 3 BC 4200	300 W 4TH ST	1	0	0	0.5	0	0.5	2.5
90	1N 13E 3 BD 5300	400 - 406 E 2ND ST	1.5	0.5	0	0	0	0.5	2.5
91	1N 13E 3 DB 100	825 E 2ND ST	1.5	0.5	0	0	0	0.5	2.5
92	2N 13E 33 BC 1100	2200 W 2ND ST	1	0.5	0	1	0	0	2.5
93	2N 13E 33 BC 1300	2100 W 2ND ST	1	0.5	0	1	0	0	2.5
94	2N 13E 33 C 1900	1700 W 6TH ST	1.5	0.5	0	0.5	0	0	2.5
95	2N 13E 33 DC 1300	1116 W 2ND ST	1.5	0.5	0	0.5	0	0	2.5
96	2N 13E 33 DC 1500		1.5	0.5	0	0.5	0	0	2.5
97	1N 13E 4 AA 3100	412 W 4TH ST	1	0.5	0	0.5	0	0.5	2.5
98	1N 13E 3 BB 1800	315 W 3RD ST	1	0.5	0	0.5	0	0.5	2.5
99	1N 13E 3 BB 2100	301 W 3RD ST	1	0.5	0	0.5	0	0.5	2.5
100	1N 13E 3 BB 3300	200 - 208 W 3RD ST	1	0.5	0	0.5	0	0.5	2.5
101	2N 13E 33 CB 1100	1850 -1900 W 6TH ST	1	0.5	0	1	0	0	2.5
102	1N 13E 3 BC 800	102 W 3RD ST	1.5	0.5	0	0	0	0.5	2.5
103	1N 13E 3 AC 1000		0	1	1	0	0	0.5	2.5
104	1N 13E 3 AC 1100		0	1	1	0	0	0.5	2.5
105	1N 13E 3 AC 1200	619 - 621 E 2ND ST	1	0.5	0	0.5	0	0.5	2.5
106	1N 13E 3 AC 2500		0	1	1	0	0	0.5	2.5
107	1N 13E 3 AC 2600		0	1	1	0	0	0.5	2.5
108	1N 13E 3 AC 3300	623 E THIRD ST	1	0.5	0	0.5	0	0.5	2.5



Map No.	Tax Lot	Address	Environmental and Historical Use Score	Zoning and Vacancy Score	ILVR Score	Size Score	Public Ownership Score	VHDZ Score	Total Score
109	1N 13E 3 BA 1000		0	0.5	1	0	0.5	0.5	2.5
110	1N 13E 3 BA 1100		0	0.5	1	0	0.5	0.5	2.5
111	1N 13E 3 BA 1200		0	0.5	1	0	0.5	0.5	2.5
112	1N 13E 3 BA 200		0	1	1	0	0.5	0	2.5
113	1N 13E 3 BA 800		0	0.5	1	0	0.5	0.5	2.5
114	1N 13E 3 BB 1300		0	0.5	1	0	0.5	0.5	2.5
115	1N 13E 3 BB 3401	214 W 3RD ST	0	0.5	1	0	0.5	0.5	2.5
116	1N 13E 3 BB 3800	221 W 4TH ST, 410 LINCOLN ST	0	1	1	0	0	0.5	2.5
117	1N 13E 3 BB 400	205 UNION ST	0	0.5	1	0	0.5	0.5	2.5
118	1N 13E 3 BC 10000		0	1	1	0	0.5	0	2.5
119	1N 13E 3 BC 1400	111 W 4TH ST	0	1	1	0	0	0.5	2.5
120	1N 13E 3 BC 3600	214 W 4TH ST	0	0	1	0.5	0	0.5	2.5
121	1N 13E 3 BC 3800	216 - 220 W 4TH ST	0	0.5	1	0.5	0	0.5	2.5
122	1N 13E 3 BC 400		0	0.5	1	0	0.5	0.5	2.5
123	1N 13E 3 BC 5600	516 LIBERTY ST	0	1	1	0	0	0.5	2.5
124	1N 13E 3 BC 700	102 - 110 E 3RD ST	1	0.5	0	0.5	0	0.5	2.5
125	1N 13E 3 BC 8100	700 UNION ST	0	0.5	0	1	0.5	0.5	2.5
126	1N 13E 3 BC 8200	707 UNION ST	0	0.5	1	0.5	0.5	0	2.5
127	1N 13E 3 BD 100		0	1	1	0	0.5	0	2.5
128	1N 13E 3 BD 1000		0	0.5	1	0	0.5	0.5	2.5
129	1N 13E 3 BD 1100		0	0.5	1	0	0.5	0.5	2.5
130	1N 13E 3 BD 11401	415 E 5TH ST	0	1	1	0	0	0.5	2.5
131	1N 13E 3 BD 11500		0	1	1	0	0	0.5	2.5
132	1N 13E 3 BD 11600		0	1	1	0	0	0.5	2.5
133	1N 13E 3 BD 11800	512 FEDERAL ST	0	1	1	0	0	0.5	2.5
134	1N 13E 3 BD 12000	509 FEDERAL ST	0	1	1	0	0	0.5	2.5
135	1N 13E 3 BD 1300		0	0.5	1	0	0.5	0.5	2.5
136	1N 13E 3 BD 1600	205 - 207 LAUGHLIN ST, 420 E 1ST ST	1	0.5	0	0.5	0	0.5	2.5
137	1N 13E 3 BD 1700	509 - 517 E 2ND ST	1	0.5	0	0.5	0	0.5	2.5
138	1N 13E 3 BD 2300	401 E 2ND ST	1	0.5	0	0	0.5	0.5	2.5
139	1N 13E 3 BD 300		0	1	1	0	0.5	0	2.5
140	1N 13E 3 BD 400		0	0.5	1	0	0.5	0.5	2.5
141	1N 13E 3 BD 7100	401 E 3RD ST	1	0.5	0	0.5	0	0.5	2.5
142	1N 13E 3 BD 7200	303 - 315 E 3RD ST	1	0.5	0	0.5	0	0.5	2.5
143	1N 13E 3 BD 7900		1	0.5	0	0.5	0	0.5	2.5

Map No.	Tax Lot	Address	Environmental and Historical Use Score	Zoning and Vacancy Score	ILVR Score	Size Score	Public Ownership Score	VHDZ Score	Total Score
144	1N 13E 3 BD 8500		1	0.5	0	0.5	0	0.5	2.5
145	1N 13E 3 BD 8600		1	0.5	0	0.5	0	0.5	2.5
146	1N 13E 3 BD 900		0	0.5	1	0	0.5	0.5	2.5
147	1N 13E 3 BD 9000		1	0.5	0.5	0	0	0.5	2.5
148	1N 13E 3 BD 9400		0	1	1	0	0	0.5	2.5
149	1N 13E 3 CA 600		0	0.5	1	0.5	0	0.5	2.5
150	1N 13E 3 CB 1100		0	1	1	0	0.5	0	2.5
151	1N 13E 3 CB 1300		0	1	1	0	0.5	0	2.5
152	1N 13E 3 DB 200	811 E 2ND ST	1	0.5	0	0.5	0	0.5	2.5
153	1N 13E 3 DB 600	802 - 806 E 2ND ST	1	0.5	0	0.5	0	0.5	2.5
154	1N 13E 4 AA 1400		0	1	1	0	0.5	0	2.5
155	1N 13E 4 AA 4600		0	1	1	0	0.5	0	2.5
156	1N 13E 4 AA 4700		0	1	1	0	0.5	0	2.5
157	1N 13E 4 AB 101		0	1	1	0	0.5	0	2.5
158	1N 13E 4 AB 2100		0	1	1	0	0.5	0	2.5
159	1N 13E 4 AB 3700		0	1	1	0	0.5	0	2.5
160	1N 13E 4 AB 3800		0	1	1	0	0.5	0	2.5
161	1N 13E 4 AB 4001		0	1	1	0	0.5	0	2.5
162	1N 13E 4 AB 4101		0	1	1	0	0.5	0	2.5
163	1N 13E 4 AB 4900		0	1	1	0	0.5	0	2.5
164	2N 13E 33 C 1800	1710 W 6TH ST	0	0.5	1	1	0	0	2.5
165	2N 13E 33 D 1400		0	1	1	0.5	0	0	2.5
166	2N 13E 34 CC 500		0	1	1	0	0.5	0	2.5
167	1N 13E 3 BB 3500	209 W 4TH ST	1	0.5	0	0	0	0.5	2
168	1N 13E 3 BB 3900	409 - 411 LINCOLN ST	1	0.5	0	0	0	0.5	2
169	1N 13E 3 BD 11000	418 E 4TH ST	1	0.5	0	0	0	0.5	2
170	1N 13E 3 BD 5900	418 E 2ND ST	1	0.5	0	0	0	0.5	2
171	2N 13E 33 C 800	285 WEBBER ST	1	0	1	0	0	0	2
172	1N 13E 3 DB 5300	900 E 3RD ST	1	0.5	0	0	0	0.5	2
173	1N 13E 3 AC 1501	714 E 1ST ST	1	0.5	0	0	0	0.5	2
174	1N 13E 3 AC 2700		0	0.5	1	0	0	0.5	2
175	1N 13E 3 AC 3100	601 E 3RD ST	1	0.5	0	0	0	0.5	2
176	1N 13E 3 AC 3200		0	0.5	1	0	0	0.5	2
177	1N 13E 3 AC 900	606 E 1ST ST	0	0.5	1	0	0	0.5	2
178	1N 13E 3 BA 100		0	0.5	1	0	0.5	0	2
179	1N 13E 3 BA 900	210 E FIRST ST	1	0.5	0	0	0	0.5	2

Map No.	Tax Lot	Address	Environmental and Historical Use Score	Zoning and Vacancy Score	ILVR Score	Size Score	Public Ownership Score	VHDZ Score	Total Score
180	1N 13E 3 BB 3200	311 UNION ST	0	0.5	0	0.5	0.5	0.5	2
181	1N 13E 3 BB 4100	313 W 4TH ST	0	0	1	0	0	0.5	2
182	1N 13E 3 BB 4200	320 W 3RD ST	0	0.5	1	0	0	0.5	2
183	1N 13E 3 BB 4700		0	0.5	1	0	0	0.5	2
184	1N 13E 3 BC 1500	109 W 4TH ST	0	0.5	1	0	0	0.5	2
185	1N 13E 3 BC 200	110 E 2ND ST	1	0.5	0	0	0	0.5	2
186	1N 13E 3 BC 300	308 UNION ST, 101 - 103 E 3RD ST	1	0.5	0	0	0	0.5	2
187	1N 13E 3 BC 3400		0	0.5	1	0	0	0.5	2
188	1N 13E 3 BC 4000	218 W 4TH ST	0	0	1	0	0	0.5	2
189	1N 13E 3 BC 4401		0	0.5	1	0	0	0.5	2
190	1N 13E 3 BC 4402		0	0.5	1	0	0	0.5	2
191	1N 13E 3 BC 5500		0	0	1	0	0	0.5	2
192	1N 13E 3 BC 6300		0	0	1	0	0	0.5	2
193	1N 13E 3 BD 11400	511 LAUGHLIN ST	1	0.5	0	0	0	0.5	2
194	1N 13E 3 BD 1500		1	0.5	0	0	0	0.5	2
195	1N 13E 3 BD 1900	421 - 423 E 2ND ST	1	0.5	0	0	0	0.5	2
196	1N 13E 3 BD 2100	409 E 2ND ST	1	0.5	0	0	0	0.5	2
197	1N 13E 3 BD 3000	301, 303, 305, 307 E 2ND ST	1	0.5	0	0	0	0.5	2
198	1N 13E 3 BD 3100	212 WASHINGTON ST	1	0	0	0	0	0.5	2
199	1N 13E 3 BD 3800	214 - 216 COURT ST	1	0.5	0	0	0	0.5	2
200	1N 13E 3 BD 4000	116 E 2ND ST	1	0.5	0	0	0	0.5	2
201	1N 13E 3 BD 4200	200 E 2ND ST	0	0	1	0	0	0.5	2
202	1N 13E 3 BD 4300	306 COURT ST	0	0	1	0	0	0.5	2
203	1N 13E 3 BD 4900	306 E 2ND ST	1	0.5	0	0	0	0.5	2
204	1N 13E 3 BD 5000	308 E 2ND ST	1	0.5	0	0	0	0.5	2
205	1N 13E 3 BD 6000	422 E 2ND ST	1	0.5	0	0	0	0.5	2
206	1N 13E 3 BD 6101	506 E 2ND ST	1	0.5	0	0	0	0.5	2
207	1N 13E 3 BD 6500	516 E 2ND ST	1	0.5	0	0	0	0.5	2
208	1N 13E 3 BD 6600	518 E 2ND ST	1	0.5	0	0	0	0.5	2
209	1N 13E 3 BD 6800		1	0.5	0	0	0	0.5	2
210	1N 13E 3 BD 7300	308 WASHINGTON ST	1	0.5	0	0	0	0.5	2
211	1N 13E 3 BD 7500	233 E 3RD ST	1	0.5	0	0	0	0.5	2
212	1N 13E 3 BD 7801		0	0.5	1	0	0	0.5	2
213	1N 13E 3 BD 8200		1	0.5	0	0	0	0.5	2
214	1N 13E 3 BD 8400		0	0.5	1	0	0	0.5	2
215	1N 13E 3 BD 9300		0	0.5	1	0	0	0.5	2

Map No.	Tax Lot	Address	Environmental and Historical Use Score	Zoning and Vacancy Score	ILVR Score	Size Score	Public Ownership Score	VHDZ Score	Total Score
216	1N 13E 3 BD 9701		0	0.5	1	0	0	0.5	2
217	1N 13E 3 CA 700	514 E 4TH ST	0	0.5	1	0	0	0.5	2
218	1N 13E 3 CA 900		0	0	1	0.5	0	0	2
219	1N 13E 3 CB 800	722 COURT ST	0	0.5	0	1	0.5	0	2
220	1N 13E 3 DB 1000		0	0.5	1	0	0	0.5	2
221	1N 13E 3 DB 1100		1	0.5	0	0	0	0.5	2
222	1N 13E 3 DB 1501	310 MADISON ST	1	0.5	0	0	0	0.5	2
223	1N 13E 3 DB 1600	608 E 3RD ST	0	0.5	1	0	0	0.5	2
224	1N 13E 3 DB 5500	922 E 2ND ST	0	0.5	1	0	0	0.5	2
225	1N 13E 3 DB 700	822 E 2ND ST	1	0.5	0	0	0	0.5	2
226	1N 13E 3 DB 900		0	0.5	1	0	0	0.5	2
227	1N 13E 4 AB 2000		0	0.5	1	0	0.5	0	2
228	1N 13E 4 AB 2200		1	0.5	0	0.5	0	0	2
229	2N 13E 33 D 1200		0	0.5	0.5	1	0	0	2
230	2N 13E 33 DC 300		0	0.5	1	0.5	0	0	2
231	1N 13E 3 BB 1200	412 W 2ND PL	1	0	0	0	0	0.5	1.5
232	1N 13E 3 BB 1600	405 W 3RD ST	1	0	0	0	0	0.5	1.5
233	1N 13E 3 AC 1400		0	0.5	0	0	0.5	0.5	1.5
234	1N 13E 3 AC 600	520 JEFFERSON ST	0	0.5	0.5	0	0	0.5	1.5
235	1N 13E 3 BA 700	225 E 1ST ST	0	0.5	0.5	0	0.5	0	1.5
236	1N 13E 3 BB 1900	318 W 2ND ST	0	0.5	0	0.5	0	0.5	1.5
237	1N 13E 3 BB 2000	302 W 2ND ST	1	0.5	0	0.5	0	0.5	1.5
238	1N 13E 3 BB 2500	314 LINCOLN ST, 215 W 3RD ST	0	0.5	0.5	0	0	0.5	1.5
239	1N 13E 3 BB 2900		0	0.5	0	0.5	0	0.5	1.5
240	1N 13E 3 BB 3000	112 W 2ND ST	0	0.5	0	0.5	0	0.5	1.5
241	1N 13E 3 BB 3901	307 W 4TH ST	0	0.5	0.5	0	0	0.5	1.5
242	1N 13E 3 BB 4600	316 W 4TH ST	0	0.5	0	0.5	0	0.5	1.5
243	1N 13E 3 BC 1000	118 W 3RD ST	0	0.5	0	0.5	0	0.5	1.5
244	1N 13E 3 BC 1900	115 E 4TH ST	0	0.5	0	0.5	0	0.5	1.5
245	1N 13E 3 BC 2100	220 E 4TH ST	0	0.5	0.5	0	0	0.5	1.5
246	1N 13E 3 BC 2400	200 E 4TH ST	0	0.5	0	0	0.5	0.5	1.5
247	1N 13E 3 BC 2500	120 E 4TH ST	0	0.5	0	0.5	0	0.5	1.5
248	1N 13E 3 BC 2600	106 E 4TH ST	0	0.5	0	0.5	0	0.5	1.5
249	1N 13E 3 BC 3200	200 W 4TH ST	0	0.5	0	0.5	0	0.5	1.5
250	1N 13E 3 BC 4400		0	0	1	0	0	0.5	1.5
251	1N 13E 3 BC 5100		0	0	0	0.5	0	0.5	1.5

Map No.	Tax Lot	Address	Environmental and Historical Use Score	Zoning and Vacancy Score	ILVR Score	Size Score	Public Ownership Score	VHDZ Score	Total Score
252	1N 13E 3 BC 6200	513 UNION ST	0	0.5	0	0.5	0	0.5	1.5
253	1N 13E 3 BC 6700	111 E 5TH ST, 505 COURT ST	0	0.5	0	0.5	0	0.5	1.5
254	1N 13E 3 BD 1200	201 FEDERAL ST	1	0.5	0	0	0.5	0.5	1.5
255	1N 13E 3 BD 2000	413 - 419 E 2ND ST	0	0.5	0	0.5	0	0.5	1.5
256	1N 13E 3 BD 3400	219 E 2ND ST	0	0.5	0	0	0.5	0.5	1.5
257	1N 13E 3 BD 3500	215 E 2ND ST	0	0.5	0	0	0.5	0.5	1.5
258	1N 13E 3 BD 3600	213 E 2ND ST	0	0.5	0	0	0.5	0.5	1.5
259	1N 13E 3 BD 6200	508 E 2ND ST	0	0.5	0.5	0	0	0.5	1.5
260	1N 13E 3 BD 9600	323 E 4TH ST	0	0.5	0	0.5	0	0.5	1.5
261	1N 13E 3 CA 400	502 E 4TH ST	0	0.5	0	0.5	0	0.5	1.5
262	1N 13E 4 AA 1500		0	0	1	0	0	0	1.5
263	1N 13E 4 AA 1800		0	0	1	0	0	0	1.5
264	1N 13E 4 AA 3200	402 W 4TH ST	0	0.5	0	0.5	0	0.5	1.5
265	2N 13E 33 C 1400	1820 W 2ND ST	0	0.5	0	1	0	0	1.5
266	2N 13E 33 C 600	1821 - 1821 W 2ND ST	0	0.5	0	1	0	0	1.5
267	2N 13E 33 C 700		0	0.5	0	1	0	0	1.5
268	2N 13E 33 DC 1200		0	0	1	0	0	0	1.5
269	2N 13E 33 DC 400	1119 W 2ND ST	1	0.5	0	1	0	0	1.5
270	1N 13E 4 AA 1700	515 W 3RD PL	1	0	0	0	0	0	1
271	1N 13E 3 AC 2100	719 - 723 E 2ND ST, 203 - 205 MONROE ST	1	0.5	0	0	0	0.5	1
272	1N 13E 3 AC 2400	624 E 2ND ST	0	0.5	0	0	0	0.5	1
273	1N 13E 3 AC 2800	608 E 2ND ST	0	0.5	0	0	0	0.5	1
274	1N 13E 3 AC 2900	604 E 2ND ST	0	0	0	0	0	0.5	1
275	1N 13E 3 AC 3000	600 E 2ND ST	0	0.5	0	0	0	0.5	1
276	1N 13E 3 BA 1300	205 COURT ST	0	0.5	0	0	0	0.5	1
277	1N 13E 3 BA 1700	105 E 2ND ST	1	0.5	0	0	0	0.5	1
278	1N 13E 3 BA 1900	113 - 121 E 2ND ST	1	0.5	0	0	0	0.5	1
279	1N 13E 3 BB 1000		0	0.5	0	0.5	0	0	1
280	1N 13E 3 BB 1100	404 W 2ND ST	0	0.5	0	0.5	0	0	1
281	1N 13E 3 BB 200		0	0.5	0	0.5	0	0	1
282	1N 13E 3 BB 2600	209 W 3RD ST	0	0.5	0	0	0	0.5	1
283	1N 13E 3 BB 3600	215 W 4TH ST	0	0.5	0	0	0	0.5	1
284	1N 13E 3 BB 3700	217 W 4TH ST	0	0.5	0	0	0	0.5	1
285	1N 13E 3 BB 3801	408 LINCOLN ST	0	0.5	0	0	0	0.5	1
286	1N 13E 3 BB 4000	405 LINCOLN ST, 405 1/2 W 3RD ST	0	0.5	0	0	0	0.5	1
287	1N 13E 3 BB 4300	317 W 4TH ST	0	0.5	0	0	0	0.5	1

Map No.	Tax Lot	Address	Environmental and Historical Use Score	Zoning and Vacancy Score	ILVR Score	Size Score	Public Ownership Score	VHDZ Score	Total Score
288	1N 13E 3 BB 4400	321 W 4TH ST	0	0.5	0	0	0	0.5	1
289	1N 13E 3 BB 4500		0	0.5	0	0	0	0.5	1
290	1N 13E 3 BB 900		0	0.5	0	0	0	0.5	1
291	1N 13E 3 BC 1100	207 W 4TH ST	0	0.5	0	0	0	0.5	1
292	1N 13E 3 BC 1200	201 - 203 W 4TH ST	0	0.5	0	0	0	0.5	1
293	1N 13E 3 BC 1300	113 - 115 W 4TH ST	0	0.5	0	0	0	0.5	1
294	1N 13E 3 BC 1700	421 UNION ST	0	0.5	0	0	0	0.5	1
295	1N 13E 3 BC 2200	208 - 212 E 4TH ST	0	0.5	0	0	0	0.5	1
296	1N 13E 3 BC 2300	204 E 4TH ST	0	0.5	0	0	0	0.5	1
297	1N 13E 3 BC 2700	100 E 4TH ST	0	0.5	0	0	0	0.5	1
298	1N 13E 3 BC 2800	100 W 4TH ST, 501 UNION ST	0	0.5	0	0	0	0.5	1
299	1N 13E 3 BC 2900	104 - 108 W 4TH ST	0	0.5	0	0	0	0.5	1
300	1N 13E 3 BC 3000	112 W 4TH ST	0	0.5	0	0	0	0.5	1
301	1N 13E 3 BC 3100	118 W 4TH ST	0	0.5	0	0	0	0.5	1
302	1N 13E 3 BC 3300	511 LIBERTY ST	0	0	0	0	0	0.5	1
303	1N 13E 3 BC 3500	210 W 4TH ST	0	0.5	0	0	0	0.5	1
304	1N 13E 3 BC 3700	515 1/2 LIBERTY ST	0	0.5	0	0	0	0.5	1
305	1N 13E 3 BC 5200	515 LIBERTY ST	0	0.5	0	0	0	0.5	1
306	1N 13E 3 BC 5300	512 LIBERTY ST	0	0.5	0	0	0	0.5	1
307	1N 13E 3 BC 5400	514 LIBERTY ST	0	0.5	0	0	0	0.5	1
308	1N 13E 3 BC 5700		0	0.5	0	0	0	0.5	1
309	1N 13E 3 BC 6100	601 UNION ST	0	0.5	0	0	0	0.5	1
310	1N 13E 3 BC 6400	511 UNION ST	0	0.5	0	0	0	0.5	1
311	1N 13E 3 BC 6500	512 UNION ST	0	0.5	0	0	0	0.5	1
312	1N 13E 3 BC 6600	109 E 5TH ST	0	0.5	0	0	0	0.5	1
313	1N 13E 3 BD 10000	300 - 304 E 4TH ST, 502 WASHINGTON ST	0	0.5	0	0	0	0.5	1
314	1N 13E 3 BD 10100	308 E 4TH ST	0	0.5	0	0	0	0.5	1
315	1N 13E 3 BD 10200	312 E 4TH ST	0	0.5	0	0	0	0.5	1
316	1N 13E 3 BD 10300	318 E 4TH ST	0	0.5	0	0	0	0.5	1
317	1N 13E 3 BD 10400	320 E 4TH ST	0	0.5	0	0	0	0.5	1
318	1N 13E 3 BD 10500	400 E 4TH ST, 504 FEDERAL ST	0	0.5	0	0	0	0.5	1
319	1N 13E 3 BD 10600	404 E 4TH ST	0	0.5	0	0	0	0.5	1
320	1N 13E 3 BD 10700	408 E 4TH ST	0	0.5	0	0	0	0.5	1
321	1N 13E 3 BD 10800	410 E 4TH ST	0	0.5	0	0	0	0.5	1
322	1N 13E 3 BD 10900	412 E 4TH ST	0	0.5	0	0	0	0.5	1
323	1N 13E 3 BD 11100	420 E 4TH ST	0	0.5	0	0	0	0.5	1

Map No.	Tax Lot	Address	Environmental and Historical Use Score	Zoning and Vacancy Score	ILVR Score	Size Score	Public Ownership Score	VHDZ Score	Total Score
324	1N 13E 3 BD 11200	422 E 4TH ST	0	0.5	0	0	0	0.5	1
325	1N 13E 3 BD 11300	507 LAUGHLIN ST	0	0.5	0	0	0	0.5	1
326	1N 13E 3 BD 11700	510 FEDERAL ST	0	0.5	0	0	0	0.5	1
327	1N 13E 3 BD 11900	321 - 323 E 5TH ST	0	0.5	0	0	0	0.5	1
328	1N 13E 3 BD 12100	319 E 5TH ST	0	0.5	0	0	0	0.5	1
329	1N 13E 3 BD 12200	313 - 315 E 5TH ST	0	0.5	0	0	0	0.5	1
330	1N 13E 3 BD 12300	311 E 5TH ST	0	0.5	0	0	0	0.5	1
331	1N 13E 3 BD 12400	508 WASHINGTON ST	0	0.5	0	0	0	0.5	1
332	1N 13E 3 BD 12500	305 E 5TH ST, 512 WASHINGTON ST	0	0.5	0	0	0	0.5	1
333	1N 13E 3 BD 2400	319, 323 E 2ND ST	1	0.5	0	0	0	0.5	1
334	1N 13E 3 BD 2500	317 E 2ND ST	0	0.5	0	0	0	0.5	1
335	1N 13E 3 BD 2600	315 E 2ND ST	0	0.5	0	0	0	0.5	1
336	1N 13E 3 BD 3200	208, 210 WASHINGTON ST	0	0.5	0	0	0	0.5	1
337	1N 13E 3 BD 3300	221, 223 E 2ND ST	0	0.5	0	0	0	0.5	1
338	1N 13E 3 BD 3900	201 E 2ND ST	0	0.5	0	0	0	0.5	1
339	1N 13E 3 BD 4100	122 E 2ND ST	0	0.5	0	0	0	0.5	1
340	1N 13E 3 BD 4400	202 - 206 E 2ND ST	0	0.5	0	0	0	0.5	1
341	1N 13E 3 BD 4500	208 - 212 E 2ND ST	0	0.5	0	0	0	0.5	1
342	1N 13E 3 BD 4600		0	0.5	0	0	0	0.5	1
343	1N 13E 3 BD 4800	300 E 2ND ST	0	0.5	0	0	0	0.5	1
344	1N 13E 3 BD 5100	310 E 2ND ST	0	0.5	0	0	0	0.5	1
345	1N 13E 3 BD 5400	408 E 2ND ST	0	0.5	0	0	0	0.5	1
346	1N 13E 3 BD 5600	412 E 2ND ST	0	0.5	0	0	0	0.5	1
347	1N 13E 3 BD 5700	414 E 2ND ST	0	0.5	0	0	0	0.5	1
348	1N 13E 3 BD 5800	416 E 2ND ST	1	0.5	0	0	0	0.5	1
349	1N 13E 3 BD 6100	500 E 2ND ST	0	0.5	0	0	0	0.5	1
350	1N 13E 3 BD 7400	235 E 3RD ST	0	0.5	0	0	0	0.5	1
351	1N 13E 3 BD 7600	213 - 217 E 3RD ST	0	0.5	0	0	0	0.5	1
352	1N 13E 3 BD 8300		0	0.5	0	0	0	0.5	1
353	1N 13E 3 BD 8700		0	0.5	0	0	0	0.5	1
354	1N 13E 3 BD 9100		0	0.5	0	0	0	0.5	1
355	1N 13E 3 BD 9101	421 E 4TH ST, 409 LAUGHLIN ST	0	0.5	0	0	0	0.5	1
356	1N 13E 3 BD 9200	417 E 4TH ST	0	0.5	0	0	0	0.5	1
357	1N 13E 3 BD 9500	414 FEDERAL ST	0	0.5	0	0	0	0.5	1
358	1N 13E 3 BD 9700	414 WASHINGTON ST	0	0.5	0	0	0	0.5	1
359	1N 13E 3 BD 9900	415 - 417 WASHINGTON ST	0	0.5	0	0	0	0.5	1

Map No.	Tax Lot	Address	Environmental and Historical Use Score	Zoning and Vacancy Score	ILVR Score	Size Score	Public Ownership Score	VHDZ Score	Total Score
360	1N 13E 3 CA 100	615 E 4TH STREET GRADE RD	0	0.5	0	0	0	0.5	1
361	1N 13E 3 CA 200	605 E 4TH STREET GRADE RD	0	0.5	0	0	0	0.5	1
362	1N 13E 3 CA 300	414 JEFFERSON ST	0	0.5	0	0	0	0.5	1
363	1N 13E 3 CA 301	410 JEFFERSON ST	0	0.5	0	0	0	0.5	1
364	1N 13E 3 CA 500	506 E 4TH ST	0	0.5	0	0	0	0.5	1
365	1N 13E 3 CA 800	520 E 4TH ST	0	0.5	0	0	0	0.5	1
366	1N 13E 3 DB 1500		0	0.5	0	0	0	0.5	1
367	1N 13E 3 DB 1700	612 E 3RD ST	0	0.5	0	0	0	0.5	1
368	1N 13E 3 DB 1800	616 E 3RD ST	0	0.5	0	0	0	0.5	1
369	1N 13E 3 DB 2000	409 MADISON ST	0	0.5	0	0	0	0.5	1
370	1N 13E 3 DB 2100	619 E 4TH STREET GRADE RD	0	0.5	0	0	0	0.5	1
371	1N 13E 3 DB 2200	411 MADISON ST	0	0.5	0	0	0	0.5	1
372	1N 13E 3 DB 800	811 E 3RD ST	0	0.5	0	0	0	0.5	1
373	1N 13E 4 AA 200	747 COLUMBIA RIVER HIGHWAY	1	0.5	0	0.5	0	0	1
374	1N 13E 4 AA 3000	404 W 3RD ST	0	0.5	0	0	0	0.5	1
375	1N 13E 4 AB 2201	700 W 6TH ST	0	0	1	0	0	0	1
376	1N 13E 4 AB 2202	702 W 6TH ST	0	0	1	0	0	0	1
377	2N 13E 33 C 1000	0 W 2ND ST	1	0.5	0	0.5	0	0	1
378	2N 13E 33 C 1600	2050 W 2ND ST	0	0	1	0	0	0	1
379	2N 13E 33 C 400		1	0	1	0	0	0	1
380	2N 13E 33 C 500	1925 W 2ND ST	1	0.5	0	0.5	0	0	1
381	2N 13E 33 DC 500	1121 W 2ND ST	1	0.5	0	0.5	0	0	1
382	2N 13E 33 DC 700	235 TERMINAL AVE	0	0.5	0	0.5	0	0	1
383	1N 13E 3 BB 1400	406 W 2ND PL	0	0	0	0	0	0.5	0.5
384	1N 13E 3 BB 1500	409 W 3RD ST	0	0	0	0	0	0.5	0.5
385	1N 13E 3 BB 1700	403 W 3RD ST	0	0	0	0	0	0.5	0.5
386	1N 13E 3 BC 4600	223 W 5TH PL	0	0	0	0	0	0.5	0.5
387	1N 13E 3 CA 1000	600 E 4TH STREET GRADE RD	0	0.5	0	0	0	0	0.5
388	1N 13E 3 CA 1100	606 E 4TH STREET GRADE RD	0	0.5	0	0	0	0	0.5
389	1N 13E 3 CA 1200	608 E 4TH STREET GRADE RD	0	0.5	0	0	0	0	0.5
390	1N 13E 4 AA 1100	529 W 3RD PL	0	0	0	0.5	0	0	0.5
391	1N 13E 4 AA 1300	523 W 3RD PL	0	0	0	0.5	0	0	0.5
392	1N 13E 4 AA 2000	507 W 3RD PL	0	0	0	0.5	0	0	0.5
393	1N 13E 4 AA 2100	505 W 3RD PL	0	0	0	0.5	0	0	0.5
394	1N 13E 4 AA 2200	503 W 3RD PL	0	0	0	0.5	0	0	0.5
395	1N 13E 4 AA 2500	420 W 2ND PL	0	0	0	0	0	0.5	0.5



Map No.	Tax Lot	Address	Environmental and Historical Use Score	Zoning and Vacancy Score	ILVR Score	Size Score	Public Ownership Score	VHDZ Score	Total Score
396	1N 13E 4 AA 2600	418 W 2ND PL	0	0	0	0	0	0.5	0.5
397	1N 13E 4 AA 2700	415 W 3RD ST	0	0	0	0	0	0.5	0.5
398	1N 13E 4 AA 2800	419 W 3RD ST	0	0	0	0	0	0.5	0.5
399	1N 13E 4 AA 2900	423 W 3RD ST	0	0	0	0	0	0.5	0.5
400	1N 13E 4 AA 900	531 W 3RD PL	0	0	0	0.5	0	0	0.5
401	1N 13E 4 AB 2301	714 W 6TH ST	0	0.5	0	0	0	0	0.5
402	1N 13E 4 AB 2400	718 W 6TH ST	0	0.5	0	0	0	0	0.5
403	2N 13E 33 DC 1400		1	0.5	0	0	0	0	0.5
404	2N 13E 33 DC 600	1123 W 2ND ST	0	0.5	0	0	0	0	0.5
405	1N 13E 4 AA 1200	527 W 3RD PL	0	0	0	0	0	0	0
406	1N 13E 4 AA 1600	519 W 3RD PL	0	0	0	0	0	0	0
407	1N 13E 4 AA 1900	509 W 3RD PL	0	0	0	0	0	0	0
408	1N 13E 4 AA 2300	424 W 2ND PL	0	0	0	0	0	0	0
409	1N 13E 4 AA 2400	422 W 2ND PL	0	0	0	0	0	0	0
410	1N 13E 4 AB 2203	701 CREEK VIEW LN	0	0	0	0	0	0	0
411	1N 13E 4 AB 2204	703 CREEK VIEW LN	0	0	0	0	0	0	0
412	1N 13E 4 AB 2205	705 CREEK VIEW LN	0	0	0	0	0	0	0
413	1N 13E 4 AB 2206	707 CREEK VIEW LN	0	0	0	0	0	0	0
414	1N 13E 4 AB 2207	709 CREEK VIEW LN	0	0	0	0	0	0	0
415	1N 13E 4 AB 2208	711 CREEK VIEW LN	0	0	0	0	0	0	0
	1N 13E 3 100	100 W 1ST ST	0	1	1	1	0.5	0	3.5
	1N 13E 3 AC 1800	208 MADISON ST, 701 - 705 E- 2ND ST	1.5	0.5	0	0	0	0.5	2.5
	1N 13E 3 BA 1800	107 - 111 E 2ND ST	1.5	0.5	0	0.5	0	0.5	3
	1N 13E 3 BA 500	110 UNION ST	2	1	1	1	0.5	0	5.5
	1N 13E 3 BB 2400	219 W 3RD ST	1.5	0.5	0	0	0	0.5	2.5
	1N 13E 3 BB 3100	100 W 2ND ST	1.5	0.5	0	0.5	0	0.5	3
	1N 13E 3 BB 3400	222 W 3RD ST	1.5	0.5	1	0	0.5	0.5	4
	1N 13E 3 BB 600	101 W 2ND ST	1.5	1	1	0	0.5	0.5	4.5
	1N 13E 3 BC 600	401 COURT ST	1.5	0.5	1	0	0.5	0.5	4
	1N 13E 3 BD 200	105 LAUGHLIN ST	1.5	1	1	0	0.5	0	4
	1N 13E 3 BD 2700	313 E 2ND ST	1.5	0.5	0	0	0	0.5	2.5
	1N 13E 3 BD 2900	309, 311 E 2ND ST	1.5	0.5	0	0	0	0.5	2.5
	1N 13E 3 BD 5500	410 E 2ND ST	1	0.5	0	0	0	0.5	2
	1N 13E 3 BD 7700	308 - 312 COURT ST, 205 - 211 E- 3RD ST	1	0	1	0.5	0	0.5	3.5
	1N 13E 3 BD 8100	302 E 3RD ST	1	0.5	1	0	0	0.5	3
	1N 13E 3 DA 3800	924 E 2ND ST	0	1	1	0.5	0.5	0.5	3.5

Map No.	Tax Lot	Address	Environmental and Historical Use Score	Zoning and Vacancy Score	ILVR Score	Size Score	Public Ownership Score	VHDZ Score	Total Score
	1N 13E 3 DB 1200	801 E 3RD ST	4	0.5	0	0	0	0.5	2
	1N 13E 3 DB 1300	723 E 3RD ST	1.5	0.5	0.5	0.5	0	0.5	3.5
	1N 13E 4 AA 300	801 W 2ND ST	1.5	0.5	4	0.5	0	0	3.5
	2N 13E 33 C 1100	1433 W 2ND ST	1.5	0.5	0	0.5	0	0	2.5
	2N 13E 33 C 1200	1424 W 2ND ST	1.5	0.5	0	4	0	0	3







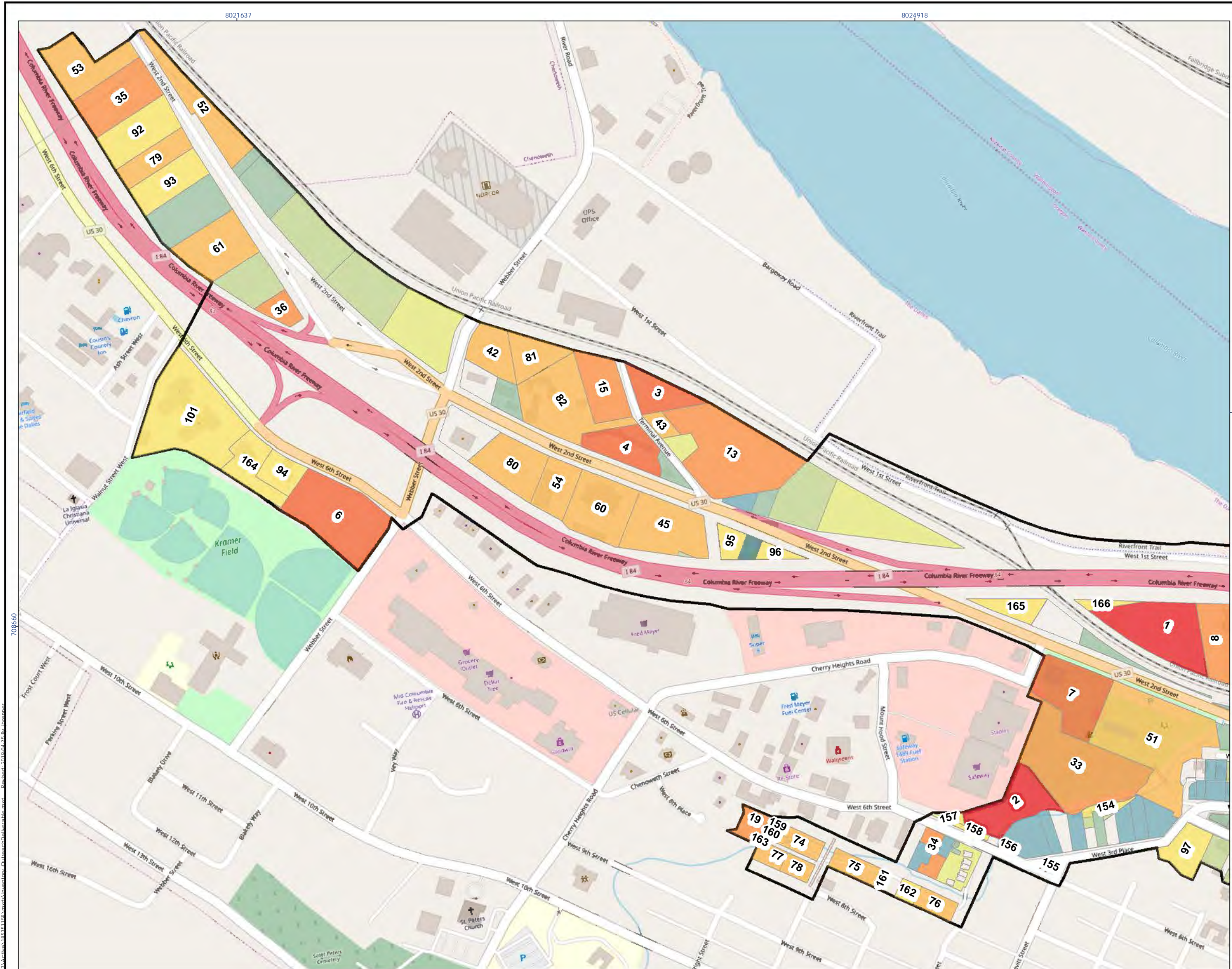


Figure No. 1

Title  
Brownfield Inventory - West 2nd Street Area

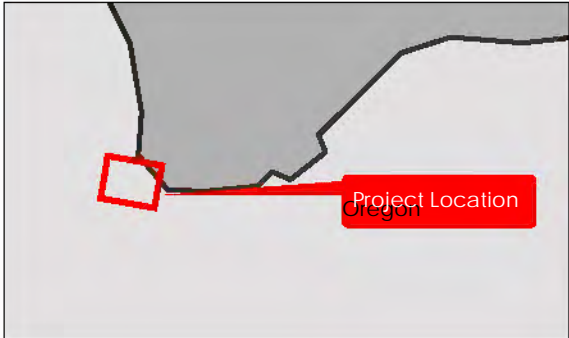
Client/Project  
City of The Dalles  
Brownfield Inventory

Project Location  
Urban Renewal Area  
The Dalles, OR

Prepared by JB on 2019-04-25  
Technical Review by LF on 2019-04-25  
Independent Review by CR on 2019-04-25

0 0.075 0.15 Miles  
1:5,850 (At original document size of 11x17)

- 0 Point Parcel
- 0.5 Point Parcel
- 1 Point Parcel
- 1.5 Point Parcel
- 2 Point Parcel
- 2.5 Point Parcel
- 3 Point Parcel
- 3.5 Point Parcel
- 4 Point Parcel
- 4.5 Point Parcel
- Urban Renewal Focus Area



Notes

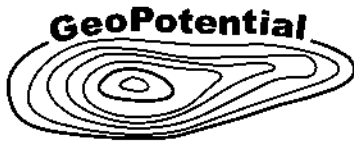
1. Coordinate System: NAD 1983 StatePlane Oregon North FIPS 3601 Feet
2. Base features produced under license with the Ontario Ministry of Natural Resources © Queen's Printer for Ontario, 2013.
3. Orthoimagery © First Base Solutions, 2018.



Figure X-X.X

Disclaimer: Stantec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or provision of the data.





**ENVIRONMENTAL & EXPLORATION GEOPHYSICS**

330 Creekside Terrace, Fairview, OR 97024 Phone: (503) 912-6441 Fax: (503) 912-6448  
WEB <http://www.geopotential.biz/> E-MAIL [GeoPotential@geopotential.biz](mailto:GeoPotential@geopotential.biz)

***SUMMARY REPORT***

***SUBSURFACE MAPPING SURVEY  
TO DETECT  
UNDERGROUND STORAGE TANKS***

***Alleys  
The Dalles, Oregon***

**CLIENT**

***City of The Dalles  
313 Court Street  
The Dalles, Oregon 97058***

**DATE OF SURVEY**

***January 24-27, 2019***

***GeoPotential Project Number: 9966***

## **CONTENTS**

Summary .....	3
Introduction .....	3
Survey Objectives.....	3
Survey Site .....	3
Survey Equipment .....	3
Procedure.....	4
Results .....	4
Limitations.....	5

## **FIGURES**

Figure 1. Site Index Map .....	6
Figure 2. Alley 1.....	7
Figure 3. Alley 2.....	8
Figure 4. Alley 3.....	9
Figure 5. Alley 4.....	10
Figure 6. Alley 5.....	11
Figure 7. Alley 6.....	12
Figure 8. Alley 7.....	13
Figure 9. Alley 8.....	14
Figure 10. Alley 9.....	15
Figure 11. Alley 10.....	16
Figure 12. Alley 11.....	17
Figure 13. Alley 12.....	18
Figure 14. Alley 13.....	19

## **APPENDICES**

Appendix A – Magnetometer Surveys .....	20
Appendix B – Ground Penetrating Radar Surveys .....	22

## SUMMARY

A Subsurface Mapping Survey (SMS) was conducted over 13 Alleys to search for possible Underground Storage Tanks. The Alleys were located between 1<sup>st</sup> & 3<sup>rd</sup> Streets and Lincoln & Madison Streets in The Dalles, Oregon (Figure 1.).

Magnetic Surveys, Ground Penetrating Radar (GPR) Surveys and hand held magnetic and electromagnetic scanners were used for the project.

One UST was detected by the SMS. Five backfilled Pits with Ferric debris indicating remnants of USTS were interpreted from the SMS. Nine backfilled Pits with little or no Ferric debris indicating locations of former possible USTS were interpreted from the SMS.

## INTRODUCTION

Ralph Soule & Tony Rukavina of GeoPotential conducted the Subsurface Mapping Survey. Matthew Klebes and Todd Stephens were the representative for The City of The Dalles. Fieldwork was conducted on January 24<sup>th</sup> through 27<sup>th</sup>, 2019. The report was completed and e-mailed to the City of the Dalles on February 3, 2019

Subsurface mapping surveys are geophysical surveys utilizing geophysical methods and data to detect and locate natural and manmade subsurface features. Magnetic Surveys are used to detect and map the locations of buried **ferrous** (iron-bearing) objects (see Appendix A). Ground Penetrating Radar (GPR) Surveys are used to map both natural and manmade subsurface features such as USTs, utilities, backfilled pits, etc. (see Appendix B.). Pipe and cable locators are used to map the locations of buried utilities and piping.

Once subsurface ferrous objects are detected from a magnetic survey then hand held scanners and GPR surveys are used to map the locations, depths, sizes and shapes of the objects.

## SURVEY OBJECTIVES

The objectives of this subsurface mapping survey were:

1. Conduct a SMS to search for USTS.

## SURVEY SITE

The survey Site consisted of thirteen Alleys in the City of the Dalles as shown on the Site Index Map, Figure 1. The City of the Dalles had subsurface utilities marked on the surface prior to the SMS. Utilities consisted of power, water, sewer, natural gas and communication lines. During the course of the SMS abandoned utility lines were detected that had not been marked on the surface. Dumpsters and a trailer caused some interference along the edges of some of the Alleys. The only surface indications of USTS were a vent and fill pipe (Figure 9 Alley 8) and a possible remote fill pipe (Figure 10 Alley 9).

## SURVEY EQUIPMENT

The following geophysical instruments were used to conduct the survey:

- GEOMETRICS 858G Cesium Vapor Magnetometer (Magnetic Survey).
- Mala RAMAC Ground Penetrating Radar System with a 450 MHz antenna (GPR Survey).
- Schonstedt GA52 Magnetic Gradiometer.
- Aqua-Tronics A6 Pipe & Cable locator.
- Heath Sure Lock Pipe & Cable Locator.



This equipment and the procedures used to meet the survey objectives of this project have been proven effective in detecting metallic objects and mapping non-metallic features such as disturbed soil from backfilled pits.

Geophysical techniques are excellent at detecting changes in the subsurface caused by natural and manmade objects; however, they are poor at actually identifying subsurface features. Complementary methods may be used to assist in the interpretation; however, the only sure way of identifying a buried feature is by excavation.

Brief descriptions of the magnetic method and the radar method are included in the Appendices.

## **PROCEDURE**

### **Magnetic Survey**

A Magnetic Survey was conducted over each Alley. The Surveys consisted of acquiring magnetic readings along traverses using a 5 foot spacing between traverses over the Alleys where possible. A rectangular grid was laid out over the Alley and used for navigation. Magnetic data were downloaded to a computer, processed and contoured to produce the Magnetic Maps shown as Figures 2 through 14. The Magnetic Maps are plotted at a Contour Interval of 500 nT a contour interval sufficient to detect USTS.

In general buried ferriferous objects will produce stronger positive magnetic anomalies that are shown as red contours on the Magnetic Map. Surface ferric objects such as dumpsters and buildings will in general produce low magnetic anomalies that are shown as blue contours on Figure 2. Significant Magnetic Anomalies that could be caused by USTS are labeled M1, M2, etc. for each Alley.

### **Ground Penetrating Radar Surveys**

Over Magnetic Anomalies GPR Profiles were acquired using a 450 MHz antenna. GPR was used to search for USTS, utilities and to map the extent of backfilled pits.

### **Pipe and Cable Survey**

Hand held magnetic and electromagnetic scanners were used to help identify utilities.

## **RESULTS**

Results were marked on the Site with white marking paint and are shown on Figures 2 through 14 along with photographs of the UST location and backfilled pits (14 locations) which may be former UST locations. Five of the backfilled pits contained significant ferric debris and are considered likely to be backfilled pits with remnants of USTS. The other nine backfilled pits have little or no ferric debris and may or may not be former UST locations. All other UST Magnetic Anomalies were interpreted to be caused by subsurface utilities and minor ferric debris.

The one UST interpreted observed from the SMS is located in Alley 8 and is 6x14 feet in Size (3,000 gallons) at a depth of 2.5 feet. A vent pipe and manway to a fill port is obvious at the surface.

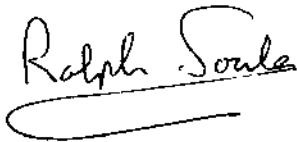
The five backfilled pits with significant ferric debris indicating possible UST locations are located on Alley 9 (Figure 10), Alley 12 (Figure 13) and Alley 13 (Figure 14).

The nine backfilled pits with little or no ferric debris are located on Alley 1 (Figure 2), Alley 2 (Figure 3), Alley 3 (Figure 4) and Alley 4 (Figure 5).

## LIMITATIONS

Limitations of magnetometer and GPR surveys can be seen in the Appendices.

Geophysical surveys consist of interpreting geophysical responses from subsurface features. Since a variety of subsurface features can produce identical geophysical responses, it is necessary to confirm the geophysical interpretation with intrusive investigations such as excavating or drilling. In addition, many subsurface features may produce no geophysical response.

A handwritten signature in black ink that reads "Ralph Soule". The signature is fluid and cursive, with a long horizontal stroke extending from the end of the name.

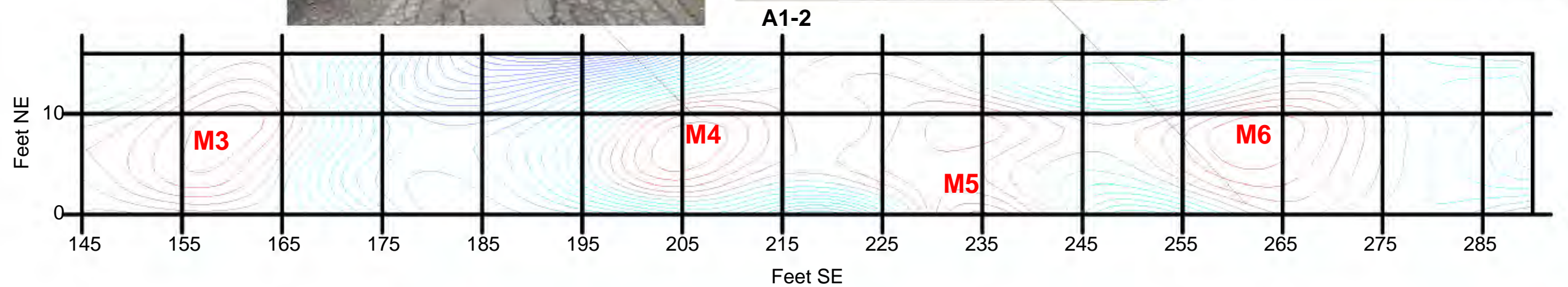
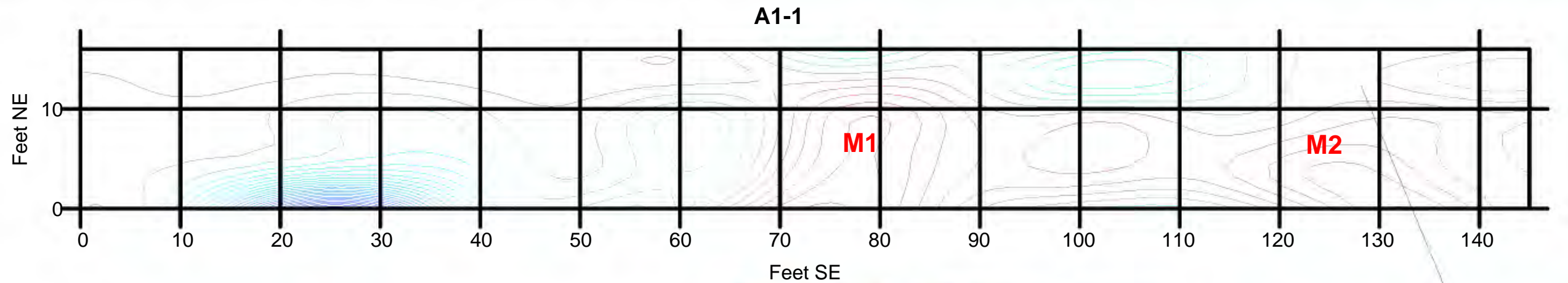
**Ralph Soule**  
**GeoPotential**

**February 4, 2019**



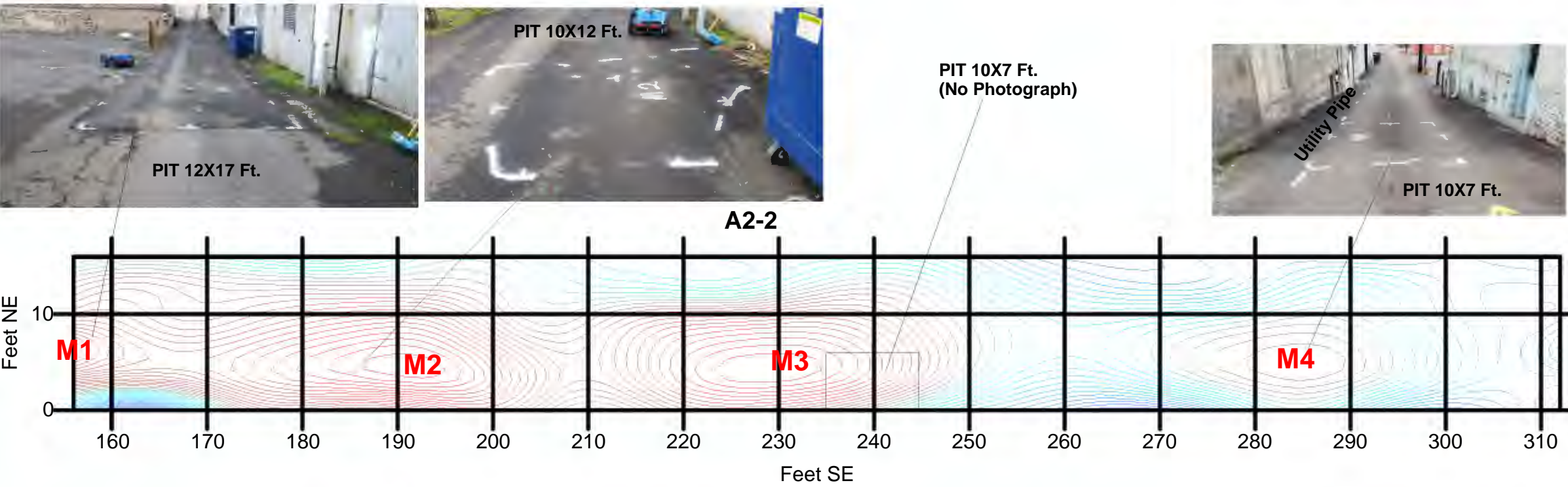
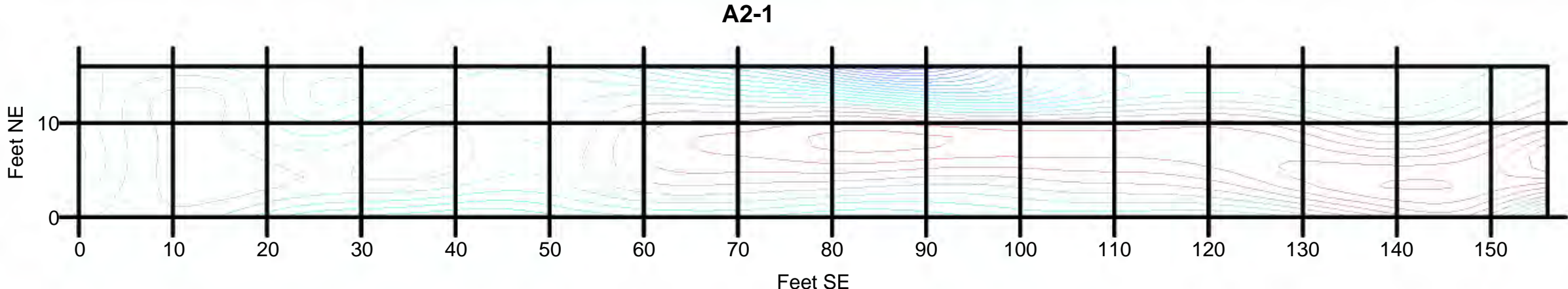
300 Feet

<p><b>GeoPotential</b></p> <p>ENVIRONMENTAL &amp; EXPLORATION GEOPHYSICS</p> <p>330 Creekside Terrace, Fairview, OR 97024 Phone: (503) 812-6441 Fax: (503) 812-6448          WEB <a href="http://www.geopotential.biz/">http://www.geopotential.biz/</a> E-MAIL <a href="mailto:GeoPotential@geopotential.biz">GeoPotential@geopotential.biz</a></p> <p>DATE: January 27, 2019 <b>SUBSURFACE MAPPING SURVEY</b> PROJECT No. <b>9966</b></p>	<p>LOCATION:</p> <p><b>Alley Ways Between 1st &amp; 3rd Streets The Dalles, Oregon</b></p> <p>CLIENT: STANTEC</p>	<p><b>Figure 1. Site Index Map</b></p>
---	---	--

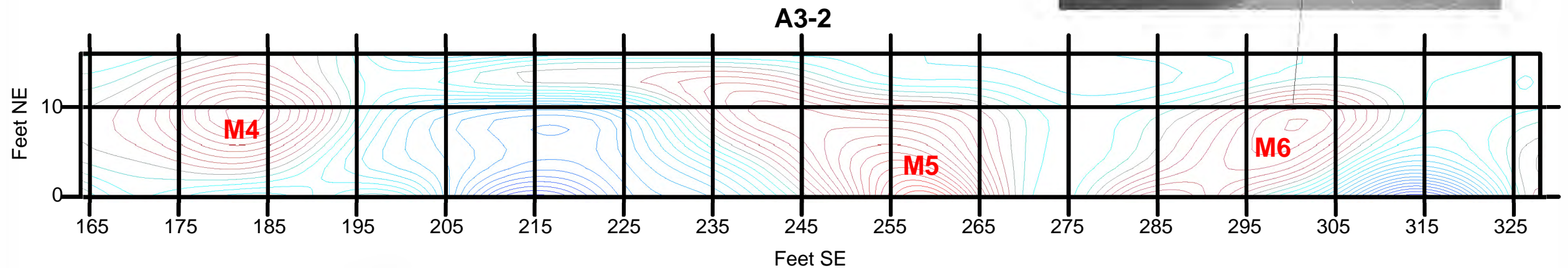
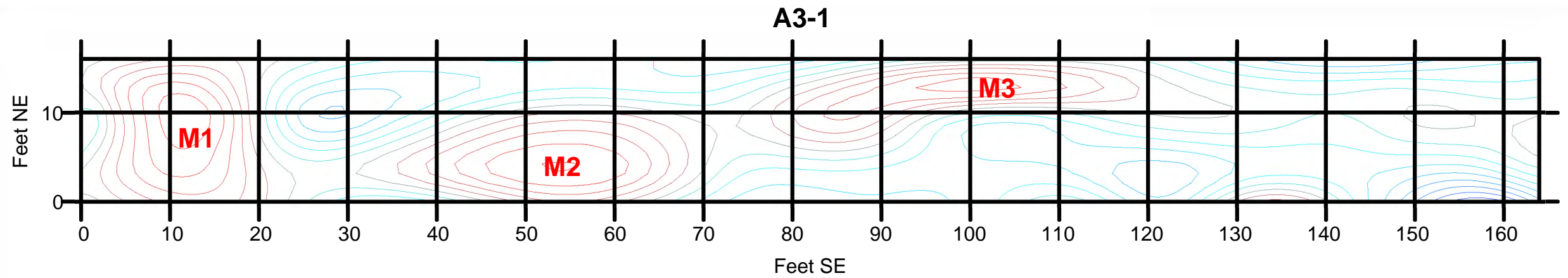



 <b>GeoPotential</b> <small>ENVIRONMENTAL &amp; EXPLORATION GEOPHYSICS</small> <small>330 Creekside Terrace, Fairview, OR 97024 Phone: (503) 912-6441 Fax: (503) 912-6448</small> <small>WEB <a href="http://www.geopotential.biz/">http://www.geopotential.biz/</a> E-MAIL <a href="mailto:GeoPotential@geopotential.biz">GeoPotential@geopotential.biz</a></small>	<b>LOCATION:</b>  Alley Ways Between 1st & 3rd Streets The Dalles, Oregon	<b>Figure 2. Alley 1</b> <b>Magnetic Map</b> (Contour = 500 nT)
	<b>DATE:</b> January 27, 2019 <b>SUBSURFACE MAPPING SURVEY</b> <b>PROJECT No.</b> 9966 <b>CLIENT:</b> STANTEC	





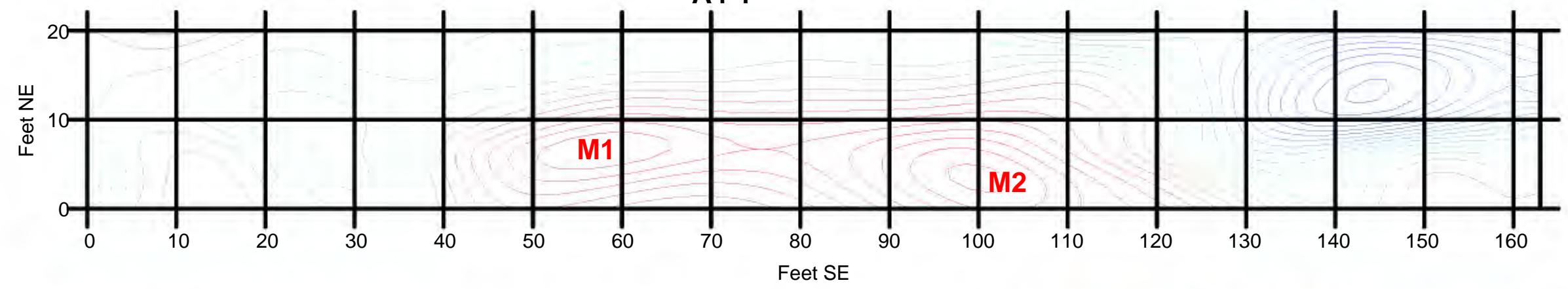
 <b>GeoPotential</b> <small>ENVIRONMENTAL &amp; EXPLORATION GEOPHYSICS</small> <small>330 Creekside Terrace, Fairview, OR 97024 Phone: (503) 912-6441 Fax: (503) 912-6449</small> <small>WEB <a href="http://www.geopotential.biz/">http://www.geopotential.biz/</a> E-MAIL <a href="mailto:GeoPotential@geopotential.biz">GeoPotential@geopotential.biz</a></small>	<b>LOCATION:</b>	<b>Figure 3. Alley 2</b> <b>Magnetic Map</b> <b>(Contour = 500 nT)</b>
	<b>Alley Ways</b> <b>Between 1st &amp; 3rd Streets</b> <b>The Dalles, Oregon</b>	
<b>DATE:</b> January 27, 2019 <b>SUBSURFACE MAPPING SURVEY</b> <b>PROJECT No. 9966</b>		



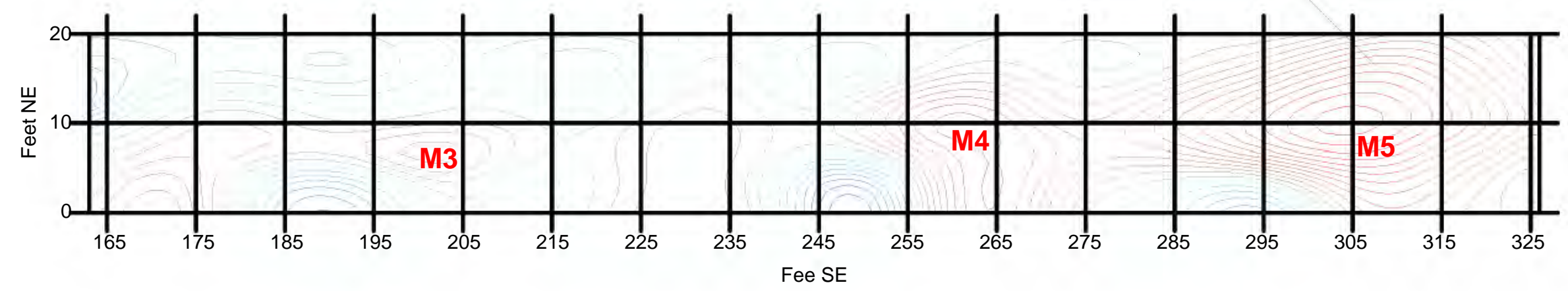
 <p style="text-align: center;">ENVIRONMENTAL &amp; EXPLORATION GEOPHYSICS</p> <p style="text-align: center;">330 Creekside Terrace, Fairview, OR 97024 Phone: (503) 912-6441 Fax: (503) 912-6449 WEB <a href="http://www.geopotential.biz/">http://www.geopotential.biz/</a> E-MAIL <a href="mailto:GeoPotential@geopotential.biz">GeoPotential@geopotential.biz</a></p>	<p>LOCATION: Alley Ways Between 1st &amp; 3rd Streets The Dalles, Oregon</p>		<p><b>Figure 4. Alley 3 Magnetic Map (Contour = 500 nT)</b></p>
	<p>DATE: January 27, 2019 <b>SUBSURFACE MAPPING SURVEY</b></p>	<p>PROJECT No. 9966</p>	




A4-1



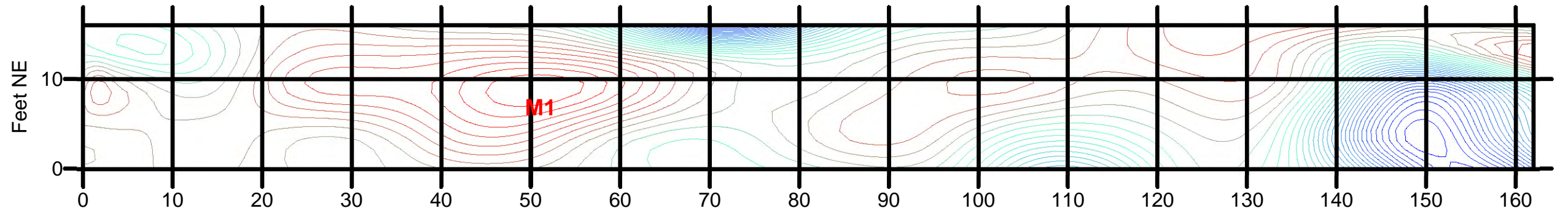
A4-2



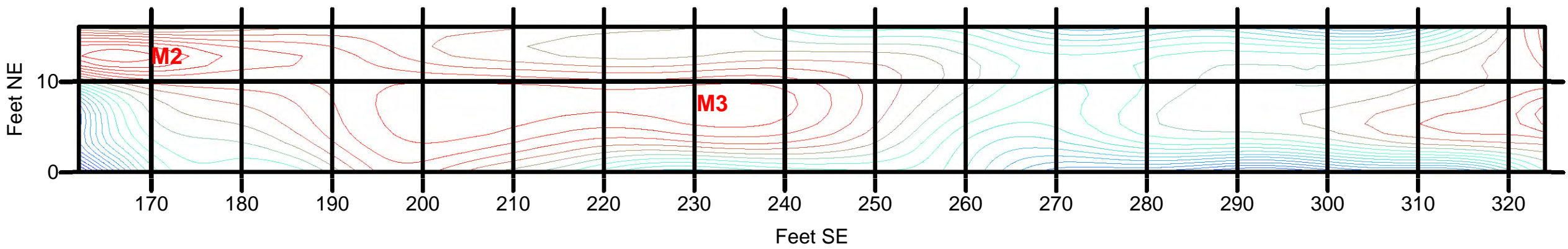
 <b>GeoPotential</b> ENVIRONMENTAL & EXPLORATION GEOPHYSICS 330 Creekside Terrace, Fairview, OR 97024 Phone: (503) 912-6441 Fax: (503) 912-6449 WEB <a href="http://www.geopotential.biz/">http://www.geopotential.biz/</a> E-MAIL <a href="mailto:GeoPotential@geopotential.biz">GeoPotential@geopotential.biz</a>	LOCATION: Alley Ways Between 1st & 3rd Streets The Dalles, Oregon		Figure 5. Alley 4 Magnetic Map (Contour = 500 nT)
	DATE: January 27, 2019 SUBSURFACE MAPPING SURVEY PROJECT No. 9968	CLIENT: STANTEC	




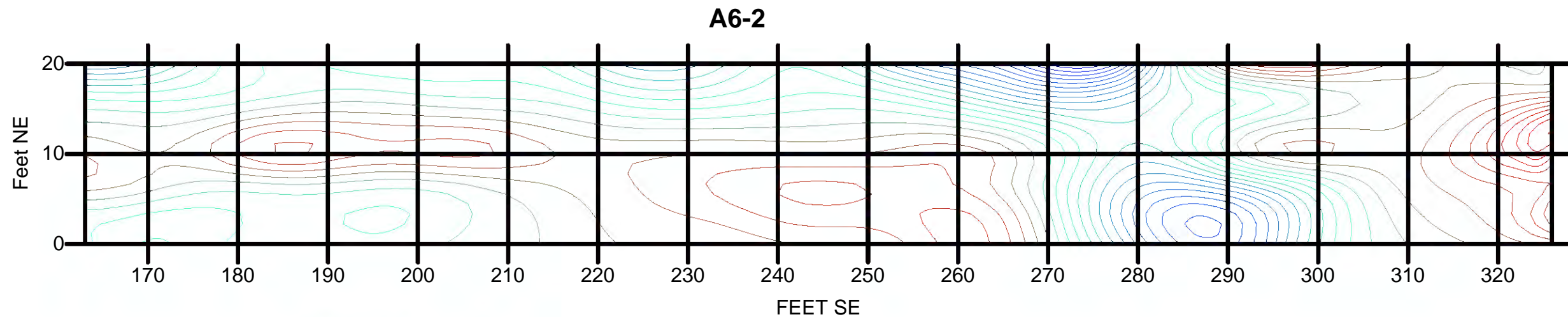
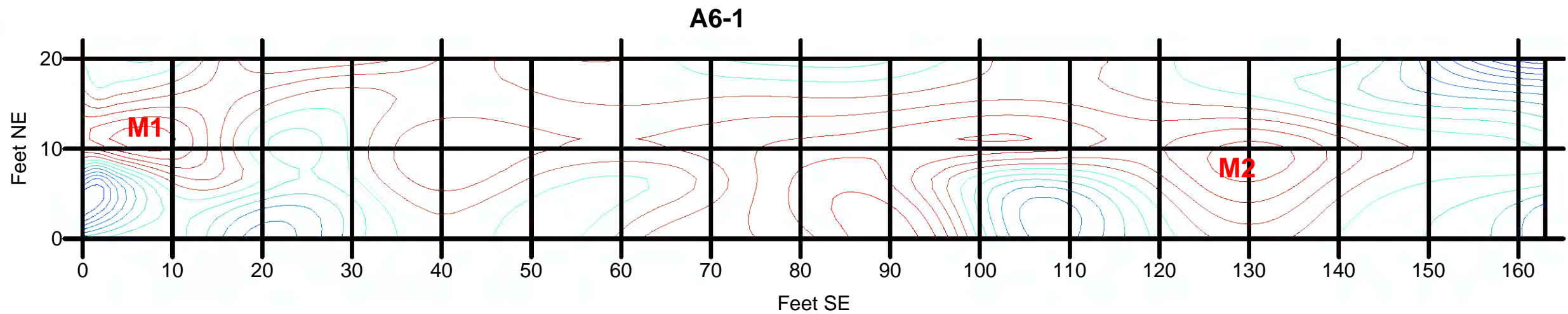
A5-1




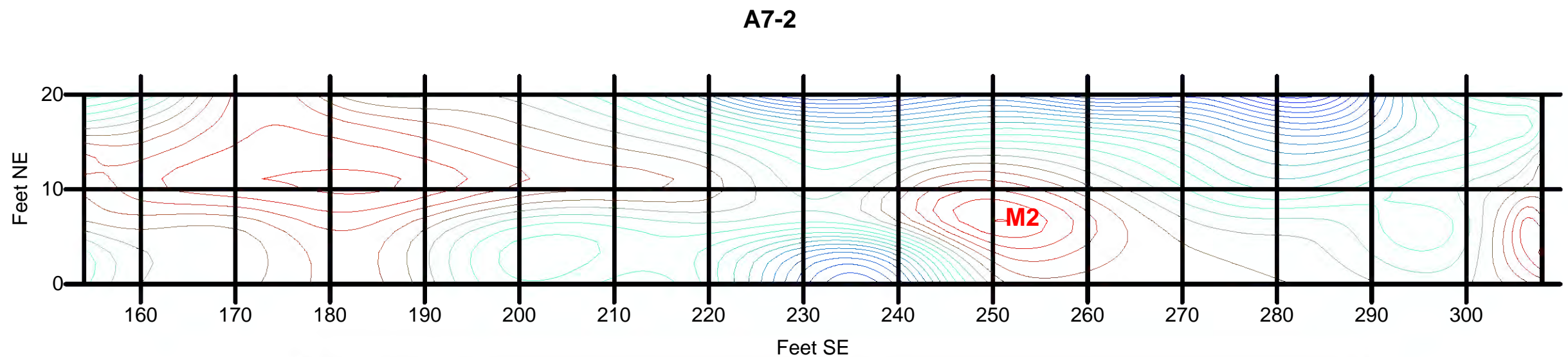
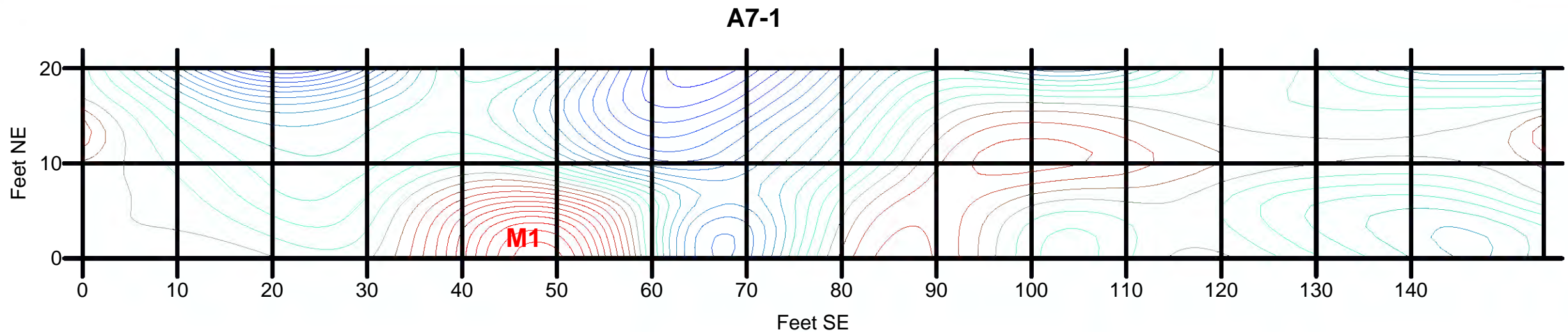
A5-2



 <b>GeoPotential</b> ENVIRONMENTAL & EXPLORATION GEOPHYSICS 330 Creekside Terrace, Fairview, OR 97024 Phone: (503) 912-6441 Fax: (503) 912-6449 WEB <a href="http://www.geopotential.biz/">http://www.geopotential.biz/</a> E-MAIL: <a href="mailto:GeoPotential@geopotential.biz">GeoPotential@geopotential.biz</a>	LOCATION: Alley Ways Between 1st & 3rd Streets The Dalles, Oregon	Figure 6. Alley 5 Magnetic Map (Contour = 500 nT)
	DATE: January 27, 2019 SUBSURFACE MAPPING SURVEY PROJECT No. 9966 CLIENT: STANTEC	



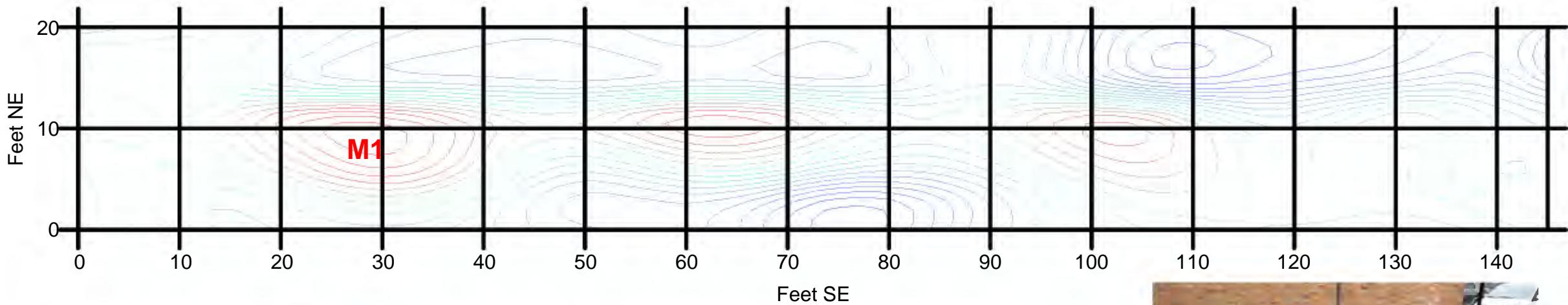
	<b>ENVIRONMENTAL &amp; EXPLORATION GEOPHYSICS</b> 330 Creekside Terrace, Fairview, OR 97024 Phone: (503) 912-6441 Fax: (503) 912-6449 WEB <a href="http://www.geopotential.biz/">http://www.geopotential.biz/</a> E-MAIL: <a href="mailto:GeoPotential@geopotential.biz">GeoPotential@geopotential.biz</a>	<b>LOCATION:</b> Alley Ways Between 1st & 3rd Streets The Dalles, Oregon
	<b>Figure 7. Alley 6 Magnetic Map (Contour = 500 nT)</b>	
<b>DATE:</b> January 27, 2019	<b>SUBSURFACE MAPPING SURVEY</b>	<b>PROJECT No.</b> 9966
		<b>CLIENT:</b> STANTEC



 <b>ENVIRONMENTAL &amp; EXPLORATION GEOPHYSICS</b> <small>330 Creekside Terrace, Fairview, OR 97024 Phone: (503) 912-6441 Fax: (503) 912-6449          WEB <a href="http://www.geopotential.biz/">http://www.geopotential.biz/</a> E-MAIL <a href="mailto:GeoPotential@geopotential.biz">GeoPotential@geopotential.biz</a></small>	<b>LOCATION:</b> Alley Ways Between 1st & 3rd Streets The Dalles, Oregon	<b>Figure 6. Alley 7 Magnetic Map (Contour = 500 nT)</b>
	<b>DATE:</b> January 27, 2019 <b>SUBSURFACE MAPPING SURVEY</b> <b>PROJECT No. 9966</b>	



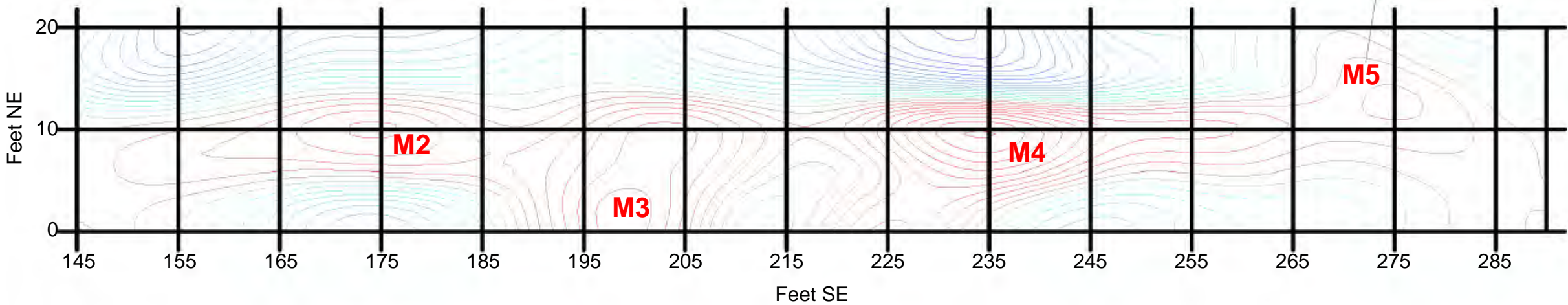
A8-1




Underground Storage Tank  
6X14 Feet (3,000 gallon)  
Depth = 2.5 Feet

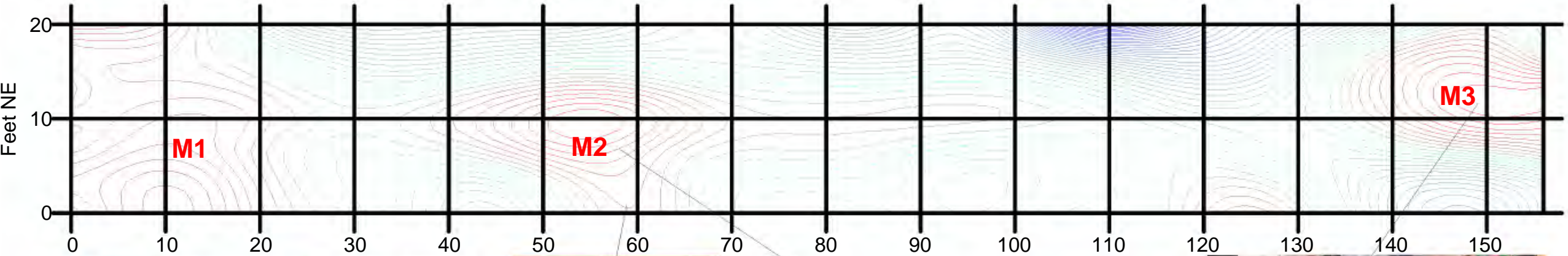


A8-2

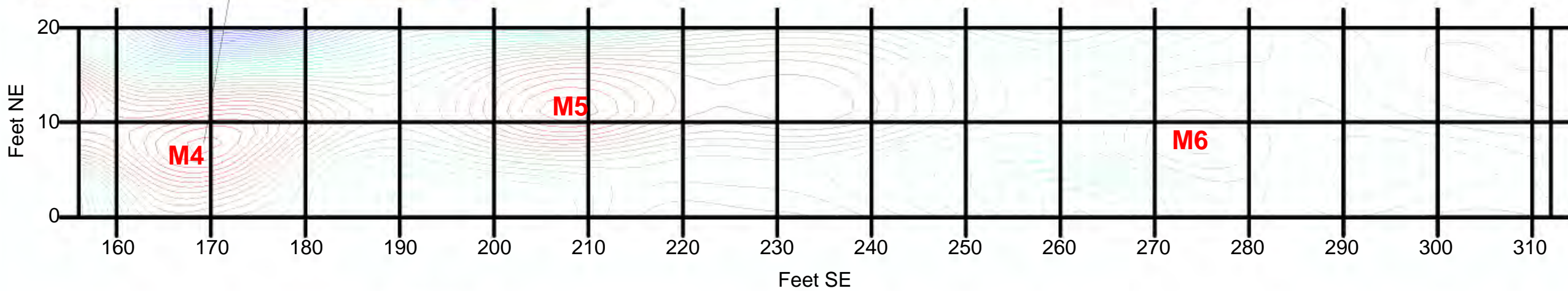



 <b>GeoPotential</b> ENVIRONMENTAL & EXPLORATION GEOPHYSICS 330 Creekside Terrace, Fairview, OR 97024 Phone: (503) 912-6441 Fax: (503) 912-6449 WEB <a href="http://www.geopotential.biz/">http://www.geopotential.biz/</a> E-MAIL <a href="mailto:GeoPotential@geopotential.biz">GeoPotential@geopotential.biz</a>	LOCATION: Alley Ways Between 1st & 3rd Streets The Dalles, Oregon		Figure 9. Alley 8 Magnetic Map (Contour = 500 nT)
	DATE: January 27, 2019 SUBSURFACE MAPPING SURVEY	PROJECT No. 19966	

A9-1

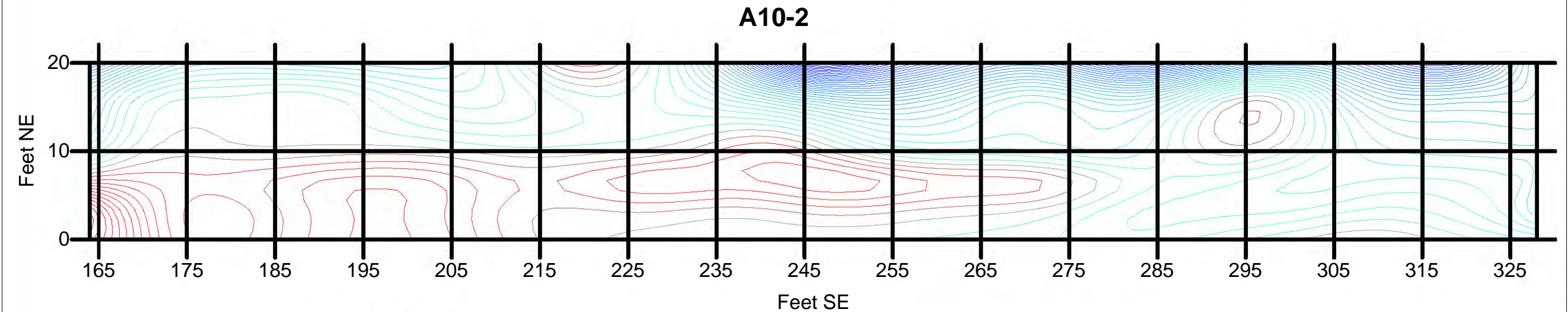
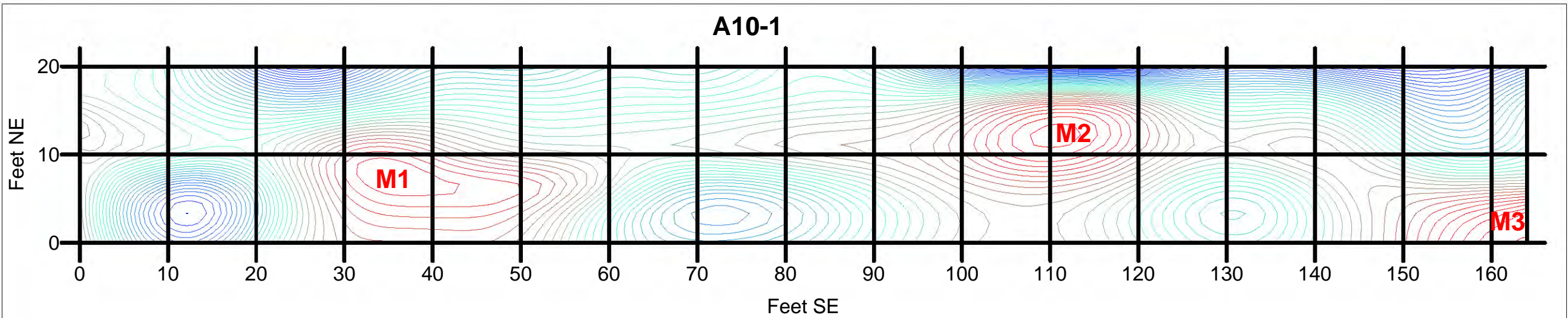


A9-2



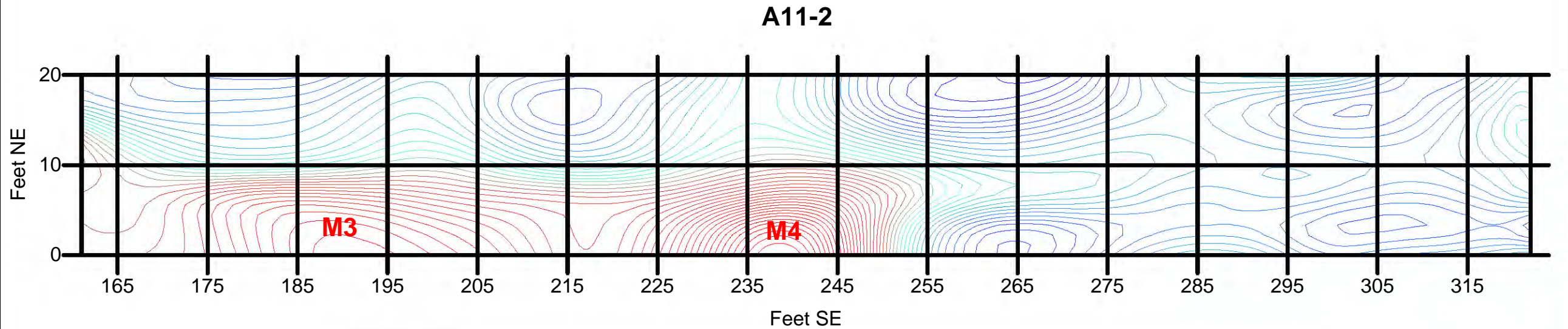
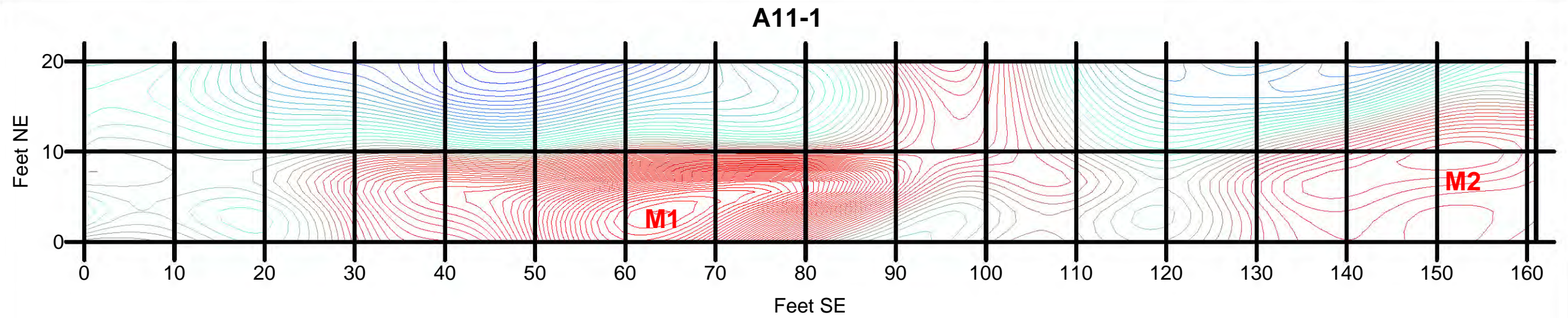
 <b>ENVIRONMENTAL &amp; EXPLORATION GEOPHYSICS</b> 330 Creekside Terrace, Fairview, OR 97024 Phone: (503) 912-6441 Fax: (503) 912-6449 WEB <a href="http://www.geopotential.biz/">http://www.geopotential.biz/</a> E-MAIL: <a href="mailto:GeoPotential@geopotential.biz">GeoPotential@geopotential.biz</a>	<b>LOCATION:</b> Alley Ways Between 1st & 3rd Streets The Dalles, Oregon		<b>Figure 10. Alley 9 Magnetic Map (Contour = 500 nT)</b>
	<b>CLIENT:</b> STANTEC		
	<b>DATE:</b> January 27, 2019 <b>SUBSURFACE MAPPING SURVEY</b> <b>PROJECT No. 9966</b>		





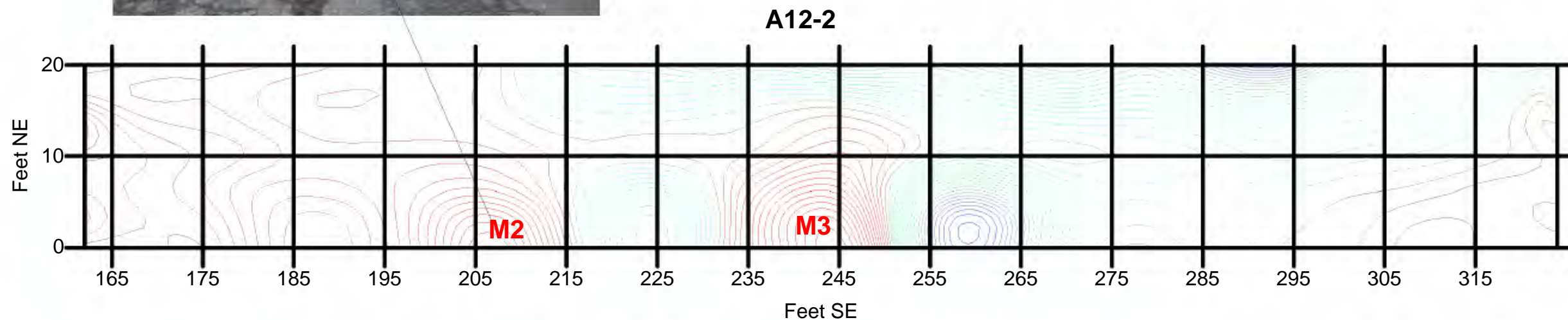
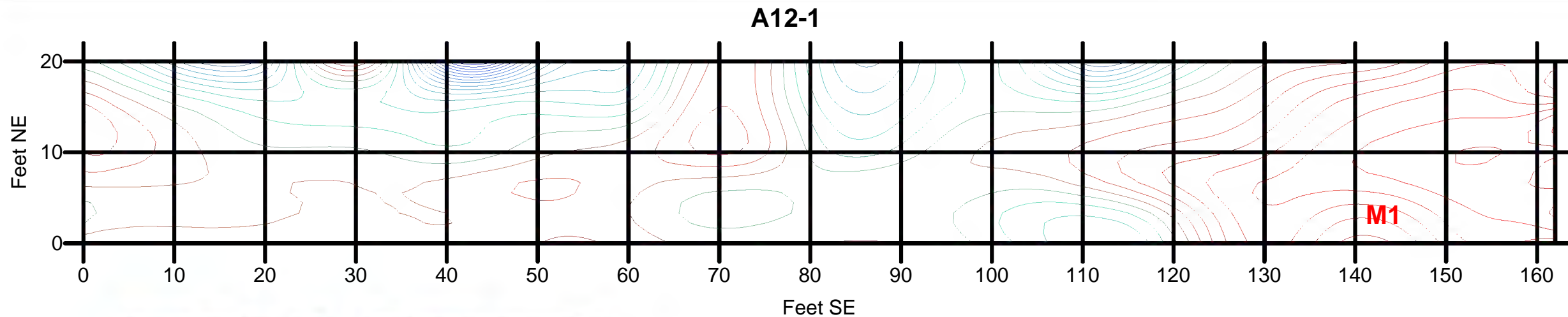
<p style="font-size: 8px; margin: 0;"> <b>ENVIRONMENTAL &amp; EXPLORATION GEOPHYSICS</b>  <small>330 Creekside Terrace, Fairview, OR 97024 Phone: (503) 912-6441 Fax: (503) 912-6449              WEB <a href="http://www.geopotential.biz/">http://www.geopotential.biz/</a> E-MAIL <a href="mailto:GeoPotential@geopotential.biz">GeoPotential@geopotential.biz</a> </small> </p>	<p style="font-size: 8px; margin: 0;"><b>LOCATION:</b></p> <p style="margin: 0;">Alley Ways Between 1st &amp; 3rd Streets The Dalles, Oregon</p>	
	<p style="font-size: 8px; margin: 0;"><b>Figure 11. Alley 10 Magnetic Map (Contour = 500 nT)</b></p>	
<p><b>DATE:</b> January 27, 2019    <b>SUBSURFACE MAPPING SURVEY</b></p>	<p><b>PROJECT No.</b> 9966</p>	<p><b>CLIENT:</b> STANTEC</p>



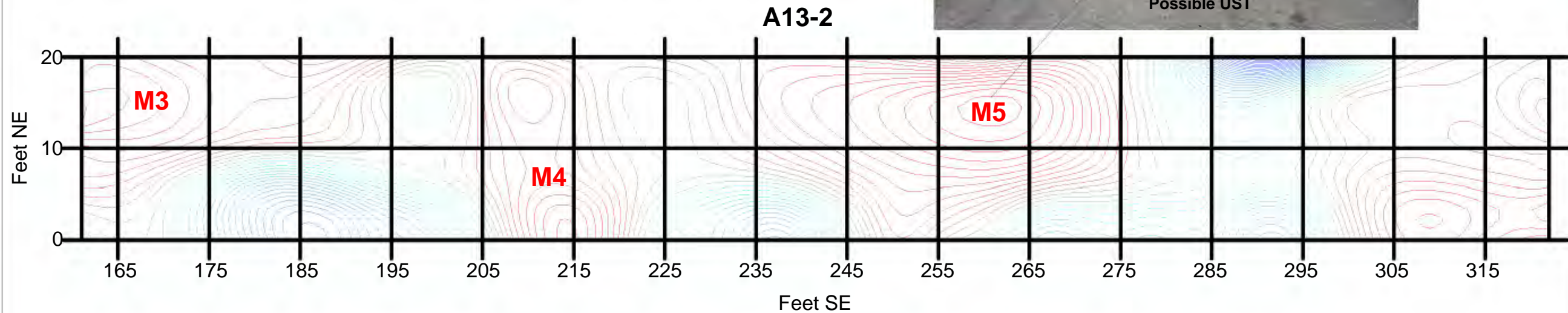
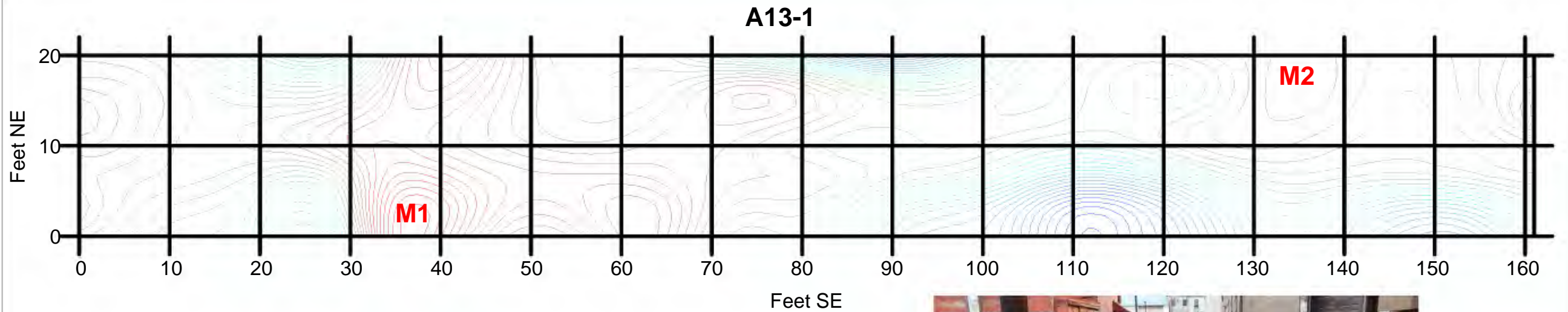


 <b>ENVIRONMENTAL &amp; EXPLORATION GEOPHYSICS</b> <small>330 Creekside Terrace, Fairview, OR 97024 Phone: (503) 912-6441 Fax: (503) 912-6449          WEB <a href="http://www.geopotential.biz/">http://www.geopotential.biz/</a> E-MAIL: <a href="mailto:GeoPotential@geopotential.biz">GeoPotential@geopotential.biz</a></small>	<u>LOCATION:</u>	<b>Figure 12. Alley 11 Magnetic Map (Contour = 500 nT)</b>
	<b>Alley Ways Between 1st &amp; 3rd Streets The Dalles, Oregon</b>	
<u>DATE:</u> <b>January 27, 2019</b>	<u>PROJECT NO.:</u> <b>7966</b>	<u>SUBSURFACE MAPPING SURVEY</u>





 <b>GeoPotential</b> <small>ENVIRONMENTAL &amp; EXPLORATION GEOPHYSICS</small> <small>330 Creekside Terrace, Fairview, OR 97024 Phone: (503) 912-6441 Fax: (503) 912-6449</small> <small>WEB <a href="http://www.geopotential.biz/">http://www.geopotential.biz/</a> E-MAIL <a href="mailto:GeoPotential@geopotential.biz">GeoPotential@geopotential.biz</a></small>	<b>LOCATION:</b> Alley Ways Between 1st & 3rd Streets The Dalles, Oregon	
	<b>Figure 13. Alley 12 Magnetic Map (Contour = 500 nT)</b>	
<b>DATE:</b> January 27, 2019 <b>SUBSURFACE MAPPING SURVEY</b>	<b>PROJECT No.:</b> 9966	<b>CLIENT:</b> STANTEC



<b>ENVIRONMENTAL &amp; EXPLORATION GEOPHYSICS</b> <small>330 Creekside Terrace, Fairview, OR 97024 Phone: (503) 912-6441 Fax: (503) 912-6449          WEB <a href="http://www.geopotential.biz/">http://www.geopotential.biz/</a> E-MAIL <a href="mailto:GeoPotential@geopotential.biz">GeoPotential@geopotential.biz</a></small>		<b>LOCATION:</b> Alley Ways Between 1st & 3rd Streets The Dalles, Oregon		<b>Figure 14. Alley 13 Magnetic Map (Contour = 500 nT)</b>
<b>DATE:</b> January 27, 2019	<b>SUBSURFACE MAPPING SURVEY</b>	<b>PROJECT NO. 9966</b>	<b>CLIENT:</b> STANTEC	



## ENVIRONMENTAL & EXPLORATION GEOPHYSICS

330 Creekside Terrace, Fairview, OR 97024 Phone: (503) 912-6441 Fax: (503) 912-6448  
WEB <http://www.geopotential.biz/> E-MAIL [GeoPotential@geopotential.biz](mailto:GeoPotential@geopotential.biz)

### APPENDIX A MAGNETOMETER SURVEYS

The earth's magnetic field, measured in "nano Teslas" (nT), behaves like a bar magnet ( a dipolar field), with the strongest magnetic field located at the poles, and the weakest field located near the equator. In the continental United States, the average field intensity varies widely, however, the average value is about 50,000 nT. Also, like the magnetic field around the bar magnet, the earth's magnetic field is inclined. This inclination in the continental United States varies between 60 and 75 degrees, generally depending upon the latitude of the measuring location. The earth's magnetic field varies constantly and, during sunspot activity, quite dramatically. A magnetometer is an electronic device that measures the intensity of the earth's magnetic field.

Naturally occurring geologic features and buried ferrous metal objects such as underground storage tanks, drums, ordnance, pipes and debris filled trenches produce both horizontal and vertical disturbances to the earth's local magnetic field. The objects causing these "anomalies" can be detected quickly and reliably using portable magnetometers.

The intensity of an anomaly is a function of the size, depth of burial and magnetic susceptibility of the object. As a rule of thumb, single drums buried several feet below the surface produce anomalies of about 200 nT relative to the normal undisturbed background and can be detected at a horizontal distance of about 15 feet, while large caches of drums can produce anomalies of many thousands of nT and may be detectable 50 feet away.

Magnetometers generally measure total intensity of the local magnetic field. A magnetic gradiometer is a variant of the magnetometer that measures both the horizontal and the vertical magnetic field at each survey point. It consists of two identical sensors located vertically on a staff and having a fixed separation. The intensity of the magnetic field caused by a buried metal object varies inversely with the distance between the object and the sensor. The relative intensities measured simultaneously at each sensor are used to determine the relative depth of burial of an object.

Relative depth estimates of buried metal objects can be made using a single sensor. In general, for a given object, the deeper the object is buried, the lower the amplitude and the wider the anomaly. Shallowly buried objects produce higher amplitude anomalies with closely spaced contour lines.

Magnetic surveys can only detect **ferrous metal** objects and cannot be used to identify the buried object. Estimates of the total mass of a buried object are difficult due to the physical properties of the object and other factors. Interference caused by observed surface metal objects limits the accuracy of the survey. The anomalies produced by fences, power lines, cars and buildings can easily mask the anomaly caused by an underground target.

Magnetic surveys are cost effective. Using the standard "step and wait" magnetometer, data from approximately 1000 points can be obtained in one field day corresponding to between 1 acre and about 5 acres depending on site conditions and survey goals. More modern cesium magnetometers collect up to 10 readings per second continuously, thus the operator can proceed without stopping. Many modern magnetometers use an audible signal to call attention to anomalous data as it is obtained. At some sites metallic objects can be detected and marked in the field at the time of the survey.

The use of a second, automatically recording "base station" magnetometer is highly recommended due to temporal variations in the earth's magnetic field. These changes must be removed from the field data before an accurate interpretation can be made, particularly when searching for small-buried objects.

Magnetic data are most commonly presented in two contour maps. The TOTAL MAGNETIC FIELD CONTOUR MAP shows the horizontal variation of the total intensity of the magnetic field and, therefore, the areal extent of anomalies. The GRADIOMETER CONTOUR MAPS show the horizontal variation of the vertical gradient of the magnetic field and indicate the relative depth of burial of the objects causing those anomalies. Color versions of these maps may be produced showing only the magnetic highs and lows.



## ENVIRONMENTAL & EXPLORATION GEOPHYSICS

330 Creekside Terrace, Fairview, OR 97024 Phone: (503) 912-6441 Fax: (503) 912-6448  
WEB <http://www.geopotential.biz/> E-MAIL [GeoPotential@geopotential.biz](mailto:GeoPotential@geopotential.biz)

### APPENDIX B GROUND PENETRATING RADAR SURVEYS

Ground Penetrating Radar (GPR) can be a valuable tool to accurately locate both metallic and non-metallic UST's and utilities, buried drums and hazardous material at some sites. It may detect objects below reinforced concrete floors and slabs. GPR may delineate trenches and excavations and, under some conditions, it may be used to locate contaminant plumes. It has been used as an archaeological tool to look for buried artifacts. It may accurately profile fresh water lake bottoms either from a boat or from a frozen lake surface. GPR may be used to locate voids below roads and runways. GPR has numerous engineering applications. It can be used in non-destructive testing of engineering material, for example, locating rebar in concrete structures and determining the thickness of concrete and other structural material.

GPR uses short impulses of high frequency radio waves directed into the ground to acquire information about the subsurface. The energy radiated into the ground is reflected back to the antenna by features having different electrical properties to that of the surrounding material. The greater the contrast, the stronger the reflection. Typical reflectors include water table, bedrock, bedding, fractures, voids, contaminant plumes and man-made objects such as UST's and metal and plastic utilities. Materials having little electrical contrast like clay and concrete pipes may not produce strong reflections and may not be seen. Data are digitally recorded or downloaded to a laptop computer for filtering and processing.

The frequency of the radar signal used for a survey is a trade off. Low frequencies (250 MHz – 50 MHz) give better penetration but low resolution so that pipes and utilities may not be seen. Pipes and utilities may be seen using higher frequencies (500 MHz) but the depth of penetration may be limited to only a few feet especially in the wet, clayey soils found in many areas of the NW USA. The GPR frequency is dependent upon the antenna. Once an antenna is selected, nothing the operator can do can increase the depth of penetration.

Radar data is ambiguous. Many buried objects produce echoes that may be similar to the echo expected from the target object. Boulders and debris produce reflections that are similar to pipes and tanks. Subtle changes in the electrical properties along a traverse caused by changes in soil type, mineralogy, grain size, and moisture content all produce “noise” that can make interpretation difficult. Interpreting radargrams is an art as much as a science.

Under some conditions, although a UST itself may not be clearly visible in a GPR record, the excavation or trench in which the UST is buried is evident. Usually GPR data is used to compliment data from other “tools”. For example, a trench-like reflection but no clear UST reflection, combined with a “tank” shaped magnetic anomaly suggests the presence of a UST. Although the UST itself could not be seen using GPR, the radar showed a trench-like reflection. The magnetic data showed a large ferrous object. We would report a possible UST at that location.

GPR is often used in conjunction with magnetometer surveys. Magnetometer Surveys are very fast and large areas can be covered cost effectively. Magnetic anomalies are marked in the field, and then may be further investigated using radar.

GPR, like other geophysical tools, is excellent at detecting changes across a site, but it is poor at actually identifying the cause of the change. **The only definite way to identify buried objects is through excavation.**

#### **ADVANTAGES - General**

- When GPR data is properly interpreted subsurface objects can usually be confidently identified. This often requires the GPR data be combined with other geophysical data, surface features and historical information.
- GPR provides continuous records along traverses which, depending on the goal of the survey, may be interpreted in the field.
- At flat, open sites, for reconnaissance purposes, the antenna can be towed behind a vehicle at several mph.
- Many GPR antennas are shielded and are unaffected by surface and overhead objects and power lines.
- GPR can be used in conjunction with magnetic or EM surveys to accurately locate buried objects.

#### **ADVANTAGES – Site specific**

- With a low frequency antenna, in clean, dry, sandy soil, reflections from targets as deep as 100 feet are possible. Geologic features such as bedrock and cross bedding may be seen at some sites.
- The resolution of data is very high particularly for high frequency antennas.
- Shallow, man-made objects generally can be detected.
- Fiberglass UST's and plastic pipes can be detected using GPR.

#### **LIMITATIONS - General**

- To acquire the highest quality data, proper coupling between the antenna and the ground surface is necessary. Poor data may be obtained at sites covered with debris, an uneven surface, tall grass and brush. Objects located at curbs are difficult to see.
- Acquiring GPR data is slow. The antenna must be over the target. The signal from the antenna is cone-shaped. Reflections from objects to the side of the antenna may be seen, but their actual location relative to the antenna is not obvious.
- Penetration of the GPR signal is "site specific" and its depth of penetration at a particular site cannot be predicted ahead of time. Near surface conductive material, such as salty or contaminated ground water and wet, clay-rich soil, may attenuate the radar signal, limiting the effective depth of the survey to several feet. Reinforced concrete also can attenuate the signal. Rebar may produce reflections that look like pipes.



- GPR may not be cost-effective for some projects. For a detailed survey mapping underground storage tanks and utilities, it may be necessary to collect data in orthogonal directions at 5-foot line spacing.

### **LIMITATIONS – Interpretation**

- Interpretation can be difficult. Radar data are ambiguous. Subsurface objects can be detected but, in general, they cannot be identified. USTs and utilities have a characteristic reflection, however, large rocks and boulders have a similar reflection.
- The reflection visible in a GPR record is very complex and may be caused by small changes in the electrical properties of the soil. The target in mind may not produce the reflection. Due to “noise”, the target may be missed. USTs and deep utilities may be missed if they are under debris and/or other pipes.
- Other methods may be necessary to aid in the interpretation of the data (use a magnetometer to detect a large metallic mass, then GPR to determine if the object is tank-like, or a utility locator to determine if there are feed lines and fill pipes leading to the object).
- Adequate contrast between the ground and the target is required to obtain reflections. UST’s may be missed if they are badly corroded. Utilities made of “earth” materials like clay and concrete may not be detected since their electrical properties are similar to the surrounding soil.
- To determine the depth to an object without "ground truth", assumptions must be made regarding soil properties. Even with ground truth at several locations on the same site, changes in material across a site (therefore changes in signal velocity) can cause errors in depth measurements at other locations.