

CONDITIONAL USE PERMIT APPLICATION

CITY OF THE DALLES

Planning Department

313 Court Street
The Dalles, OR 97058
(541) 296-5481, ext. 1125
Fax (541) 298-5490
www.ci.the-dalles.or.us



Date Filed _____

File# _____

Date Deemed Complete _____

Hearing Date _____

Approval Date _____

Permit Log # _____

Other Cross Reference# _____

*Receipt 853409, \$210, pd 5-13-19
853433, \$210, pd 6-11-19*

APPLICANT

Name Heidi McBride

Address PO Box 285 Mosier, OR 97040

Telephone # 503 887 3093

E-mail address: heidilmcbride@gmail.com

LEGAL OWNER (If Different than Applicant)

Name The Foley LLC (Heidi McBride, Managing Mbr)

Address PO Box 285 Mosier, OR 97040

Telephone # 503 887 3093

PROPERTY INFORMATION

Address 106 East Fourth St. The Dalles, OR 97058

Map and Tax Lot 1N 13E 3^{BC} Tax 2600

Size of Development Site .28 acres plot; 5,600 SF 3-story+basement existing building

Zone District/Overlay Central Business / Historic Commercial In City Limits: Yes ☒ No ☐

Comprehensive Plan Designation _____ Geohazard Zone: _____

PROJECT INFORMATION

☐ New Construction ☐ Expansion/Alteration ☒ Change of Use ☐ Amend Approved Plan

Current Use of Property Office space on the 2nd floor, 3rd floor and Basement levels

Proposed Use of Property Continued use of offices; Add multi-faceted first floor tenant program including merchants, a cafe and wine or bottle shop/tasting room.

PROPOSED CHANGE OF USE APPLICATION

CITY OF THE DALLES

Community Development Department

313 Court Street
The Dalles, OR 97058
(541) 296-5481, ext. 1125
Fax (541) 298-5490 www.ci.the-dalles.or.us

Date Issued _____

APPLICANT

Business Name The Foley

Address 106 East Fourth Street
The Dalles, OR 97058

Telephone # 503 887 3093
Email address thefoley1906@gmail.com

LEGAL OWNER (If Different than Applicant)

Name The Foley LLC (Owner Heidi McBride)

Address PO Box 285 Mosier, OR 97040

Telephone # 503 887 3093

PROPERTY INFORMATION

Address 106 East Fourth Street, The Dalles, OR 97058

Map and Tax Lot 1N 13E 3 Tax 2600

Zone District/Overlay Central Business / Hist Commercial In City Limits: Yes YES No _____

Waste Water Survey: Yes _____ No _____

PROPOSED USE: A boutique selling gifts, apparel, accessories and merchandise will occupy approx 280 - 300 SF of the first floor; we anticipate them using the "Library room". Projected open hours: Tuesday through Saturday, 10:00 to 5:30pm.

FORMER USE: Currently, the first floor is not in use. The merchant is in addition to the on-going use of the second, third and basement levels as offices.

Signature of Applicant

5/3/19 Heidi McBride
Date

Signature of Property Owner* or Owners Agent

Date

* Notarized Owner Consent Letter may substitute for signature of property owner.

Over



CONDITIONAL USE PERMIT APPLICATION - The Foley
May 8, 2019

NARRATIVE

The Foley is a three-story house with a basement (four floors total), located in The Dalles Commercial Historic District. Following its original use as a family home, it has served as offices to attorneys, a judge, CPAs, a drug and alcohol enforcement company and The Red Cross.

Also known as *Foley House*, *Wilson*, *WH House* and *Colonial House* the big white colonial on East Fourth Street is an iconic building that evokes curiosity, interest, memories and many stories, which have been readily shared by locals since beginning our renovation last fall.

Lower Level, 2nd and 3rd Floors

In keeping with tradition, we are currently using the 3rd floor (the former Ballroom), 2nd floor (formerly bedrooms) and basement as offices and workspace. We call the top two floors Workplace @ The Foley, which we describe as a boutique coworking community. Tenants are viewed as “members” who each occupy their own room or desk and share common amenities and resources; such as the waiting areas, conference room, terrace, print/scanner, water cooler, coffee, etc. The space is ideal for entrepreneurs and small businesses who will benefit and thrive within an energetic and synergistic work environment.

Originally we planned for 6 dedicated desks (one business per desk) on the Ballroom level and 4 private offices on the 2nd floor, however we are flipping our plan based on community feedback. The Ballroom level is now available as one large office and the dedicated desks will be most likely located in three of the smaller offices to form smaller work pod environments.

The office suite in the basement is currently home to one company with two employees. There is also a shared common break room. One office space on that floor is still available.

1st Floor

The Dalles is growing and folks are looking for something unique, as well as more options in the areas of food, shopping and experience. Our intent with the first floor is to create an inclusive, dynamic and interesting retail/café destination in a setting rich in architecture and history.

The (former) library, parlor, dining room and kitchen are the rentable spaces on the first level. Serendipitously, our use of them will echo their original intent by offering a combination of hanging out, dining, socializing and enjoying curated items. The kitchen space has been reconfigured over the years and currently has only a dishwasher and bar sink. There is also a small enclosed sunporch and two restrooms – one off the kitchen and the other in the central area.

We have yet to identify long-term tenants, who will certainly shape and inform the details, however our vision for the general uses, tone, and experience of the first floor is clear. The offerings will include some combination of the following:

- Wine shop / tasting room (and/or bottle shop)

- Casual café (order at the counter)
- Coffee and Artisan teas
- Selection of culinary market items.
- Gifts, small artworks, apparel, accessories, selection of plants, etc.

One room will most likely be a dedicated wine shop/tasting room with tables and items for sale; the kitchen will host an order counter and prep space for select food, tea, coffee and smoothies, as well as refrigerated market items; and the other two rooms and sun porch will offer seating intermixed with the mercantile items.

The front porch and front lawn will offer seating and hang out space.

Additionally, we will locate a food truck to the backyard just outside the kitchen door. This will serve as a more robust food-making space and can be accessed by patrons directly outdoors, or folks can order in the kitchen, take a number and have their food delivered to their seat.

The Carriage house (next to the food truck and back door) will serve as shelter with a few picnic tables and storage for the food truck. [Longer term this space may be put to a more productive use].

The area directly in front of the carriage house (currently a “reserved” parking space), will be partitioned off to create a buffer zone in front of carriage house. This may also be a future site for a BBQ or smoker. We will have remaining 5 parking places dedicated to The Foley. Bike parking will be situated somewhere in this vicinity as well.

Hours and impact

We anticipate most of the retail/café first floor ‘traffic’ to be lunchtime during weekdays, weekends and evenings. The majority of Workplace @ The Foley members will maintain traditional business hours. Some will be part time.

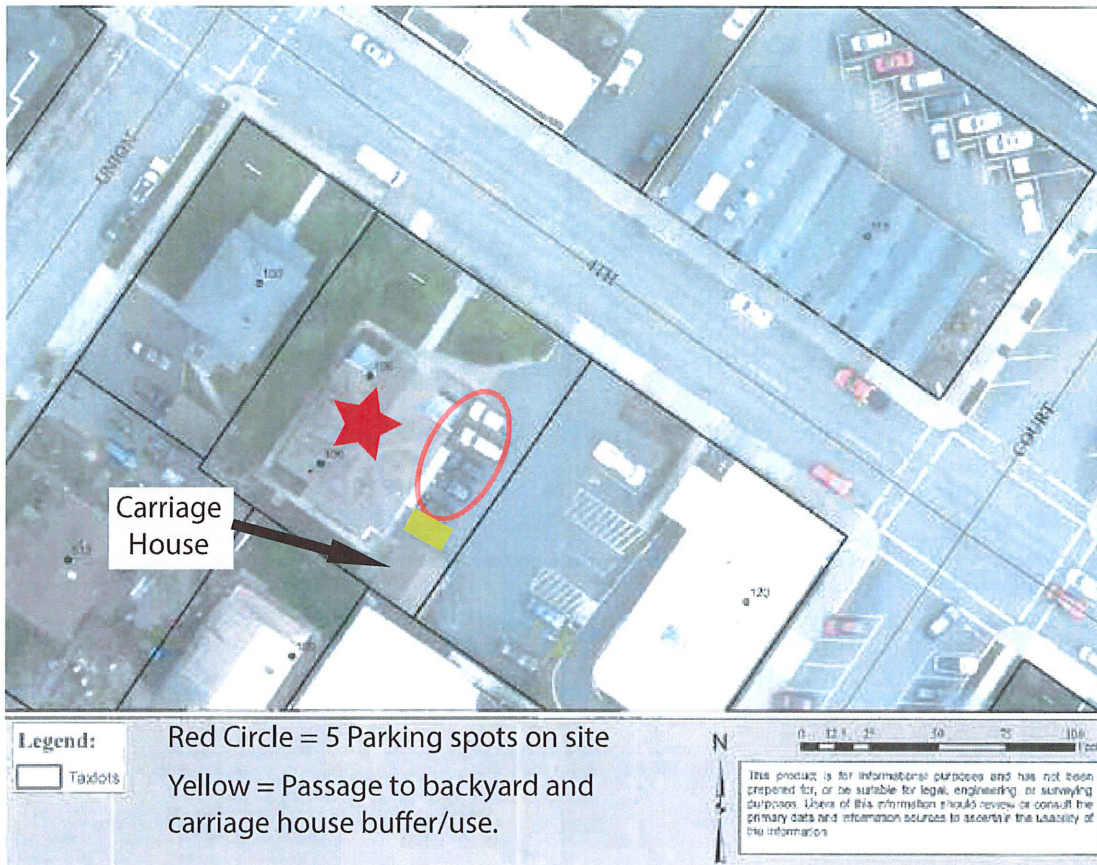
THE FOLEY
106 East Fourth St
The Dalles, OR 97058



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106 East Fourth St
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Above = Tax lot map

Below = West view of carriage house,
parking and house relationship



106 East Fourth Street
The Dalles, OR 97058
May 8, 2019

1st Floor
NORTH

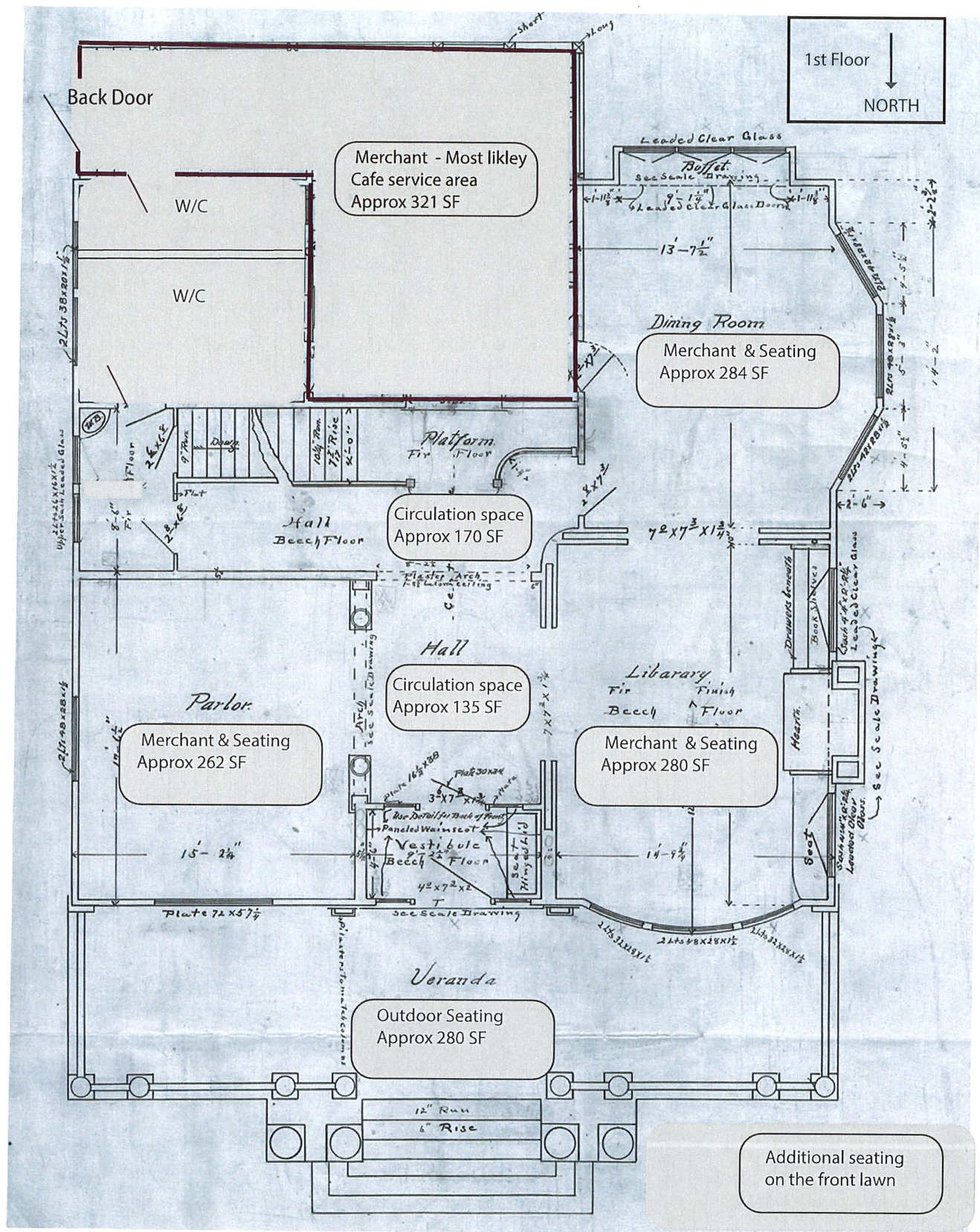


Exhibit submitted @ PC hearing 7/18/19

THE FOLEY
106 East Fourth Street, The Dalles

6 Spaces in our parking lot.
4 Additional required (with addition of bike parking)

Requesting waiver of 4 parking places on the basis of:

Ample street parking.
Only one driveway (ours) on the block means no breaks in parking opportunity.
All businesses on our block have off-street parking.
All businesses on our block and adjacent have complimentary hours, which reduces congestion.



Fourth Street Parking
3:28 PM Wednesday 7.18.19

Foley Driveway facing east



Foley Driveway facing west



Fourth Street Parking & Business Hours

Wasco Electric Co-Op -
Off-street parking
Weekdays 7:30 AM - 5:30 PM
Closed weekends

Washington Federal -
Off-street parking
Weekdays 9:00 AM - 5:00 PM
Closed weekends

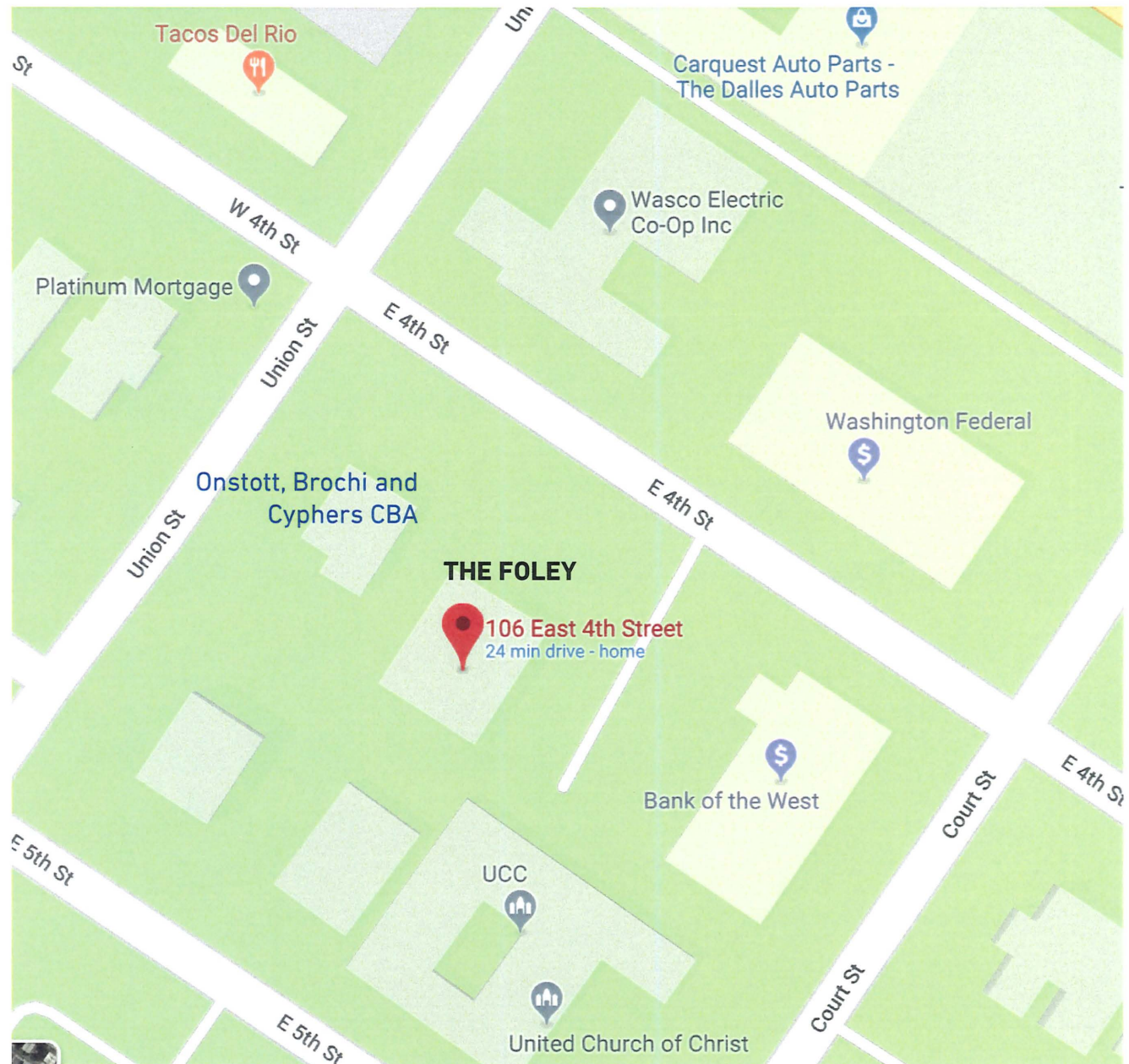
Onstott, Brochi and Cyphers CBA -
Off-street parking
Weekdays normal business hours
Closed weekends

Bank of the West -
Off-street parking
Weekdays 9:00 AM - 5:00 PM
Closed weekends

Across Union St

Platinum Mortgage
Weekdays 9:00 AM - 5:00 PM
Closed weekends

Tacos Del Rio -
Small/shared off-site parking
Open daily 9:00 AM - 8:30 PM



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The Dalles, OR 97058
May 8, 2019

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