

A Proposal for the Redevelopment of the Granada Block The Dalles, Oregon



Submitted by
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Table of Contents:

Project Description3
 Project Area History3
 Project Details.....5
 Project Timeline.....6
 Phase 1: Spring to Fall 2016:.....7
 Phase 2: Start Spring 2017, Finish Fall 2018-2019:.....7
 Phase 3: Start Spring 2020.....8
Construction Management.....10
Property Management.....10
Financial Package11
Financial Capacity / Development Experience.....11
Design and Engineering.....12
Summary16
References:17
Signature:18

List of Figures:

Figure 1: The Granada Block as shown in an 1884 lithograph.4
Figure 2: Project Area map showing the locations of the three project phases in relation to the Chinese Building.9
Figure 3: Conceptual drawing of the front facade of the Chinese Building (Wing Hong Hai Co.) standing at 210 E 1st Street. Illustration shows a reconstruction of the canopy that once spanned the sidewalk, and doors and windows restored to their original appearance. Façade improvements to this building will be completed in Phase 1 of the redevelopment.13

Figure 4: Conceptual reconstruction of the front facade of the Chew Kee and Co. Store, 214 E 1st Street, based on the remaining portion of the façade and a historical photograph of the block taken in 1894 (Figure 5).14

Figure 5: This is the only photograph located to date that shows the 1st Street portion of the Granada Block during the historical period. I was taken during the flood of 1894.15

Figure 6: Conceptual drawing showing a restored Chinese Building and reconstructed Chew Kee and Company Store.15

Figure 7: Conceptual drawing showing the eastern parking lot infilled with replica buildings...16

Figure 8: Conceptual drawing showing the 1st Street parking lots infilled with replica buildings.16

Project Description

This proposal targets the redevelopment of the vacant 1st Street properties within the greater Granada Block Property Redevelopment area, turning these now vacant lots into a vibrant, attractive, and healthy part of our community. Specifically the proposed redevelopment would encompass six tax lots: Tax Lots 1N 13E 3BD 400, 500 and 800 on the east side of the Chinese Building (210 E. 1st Street), and Tax Lots 1N 13E 3BA 1000, 1100 and 1200 to the west of the Chinese Building, a total of approximately 0.60 acres. The proposed redevelopment would gradually and sympathetically in-fill some of the now vacant lots with buildings of similar size, scale and function as those that were present in the 1880s, while at the same time retaining some much needed off-street parking. In some cases, these new infill buildings may be reconstructions of the original structures, built in accordance with National Park Service treatments (<http://www.nps.gov/tps/standards/four-treatments/treatment-reconstruction.htm>). In keeping with these standards, the design of these reconstructions will be based on both archival and archaeological research, while at the same time incorporating sustainable design, modern amenities, and current building code requirements. In order to succeed, this redevelopment will need to be a cooperative venture, including private and non-profit funding, as well as assistance from the City of The Dalles and the Urban Renewal Agency. It will need to engage both the local community and our visitors; and to flourish and thrive it will also need to involve local non-profits, schools, and regional Colleges and Universities.

Project Area History

During the early years of The Dalles 1st Street was Main Street, the commercial core of the town, lined with large Hotels, and smaller commercial ventures including Restaurants, Saloons,

Streets, further from the noise and hazards of the railroad line and its increasing traffic. 1st Street then entered a period of gradual marginalization and decline, with the Granada block frontage containing a concentration of Chinese owned and operated businesses and dwellings, as well as adjacent saloons, brothels, and boarding houses. Over the years as buildings were lost through fire or demolition they were not replaced. During the 1950s most of the remaining buildings on the northern half of the Granada Block were demolished, and the now vacant land was improved for parking.

Project Details

The redevelopment of the vacant 1st Street frontage of the Granada Block presents numerous opportunities and challenges. This proposal offers an opportunity to reverse nearly 100 years of decline by gradually, sympathetically, and systematically rebuilding portions of the vacant northern half of the Granada Block, while at the same time renewing and retaining adequate off-street parking.

The long and varied occupation and use of this portion of the block has resulted in the formation of a National Register of Historic Places eligible archaeological site that contains deep, rich, and unique archaeological deposits. The building remnants and artifacts of the site shed light on some of the many untold stories of the town, from the Native American use of the area, to the development and abandonment of Chinatown. The importance of this site to The Dalles is profound, and any redevelopment of the site area will need to be done with great care and sensitivity, both to insure the economic feasibility of the development, and to preserve and interpreted the finds. The site also provides a unique opportunity to integrate active publicly accessible archaeological excavations with an ongoing Public Archaeology/Heritage Tourism

program. Such a program would serve to stimulate interest in history and archaeology, and in the redevelopment and revitalization of The Dalles. The program would also serve as an attractant for visitors to the community and provide an additional attraction for cruise ship tourists.

The vacant properties along 1st Street in the Granada Block have been used for automobile parking for over 60 years. The Western Parking Lot is currently used by tenants of the Commodore Building and patrons of adjacent businesses. The Eastern Parking Lot, formerly used by patrons of the Recreation, is now abandoned, and used to pile spoils from oil tank removal, and material removed during the city sponsored archaeological testing. Both of these parking lots require renovation to return to a fully usable condition. This proposal initially aims at renovating these parking lots for use by adjacent businesses. These lots would also be available for parking during the construction of the proposed parking structure at the corner of 1st and Washington, should the City choose to proceed with this project. The expenses of the renovation and operation of these parking lots would be offset by leasing parking spaces to these businesses, and perhaps to the City of The Dalles and the Urban Renewal Agency.

Currently a significant portion of the downtown commercial business district is vacant, with many empty storefronts on 2nd and 3rd Streets, suggesting that in the short term the best use of this property remains as parking. As business conditions improve and additional parking becomes available, the parking lots can gradually be redeveloped with the construction compatible commercial and/or residential buildings.

Project Timeline

The proposed project will be developed in a number of separate phases. This phased approach allows for a certain degree of flexibility in project timing, recognizing the complexity of the

redevelopment project, the changing business dynamics of The Dalles, and the availability of private, institutional and grant funding.

Phase 1: Spring to Fall 2016:

This phase consists of the negotiation for purchase, acquisition, and redevelopment of the now abandoned parking lot at the northeastern corner of the Granada Block. This lot is located between the Chinese Building (Wing Hong Hai Co. Store) and the Blue Building (the old Model Laundry/Washington Hotel) and includes Tax Lots 1N 13E 3BD 400, 500 and 800.

Following acquisition, the parking lot will be repaired and improved as needed to bring it back into functional condition. This restored parking lot will serve as off-street parking for the staff and patrons of the surrounding buildings including the Granada Theater, the Blue Building, and the Chinese Building. Income will be generated by leasing parking slots to the adjacent businesses, and by utilizing the lot for other commercial and community functions, such use as a venue for venter booth space during Cherry Festival. Work during this phase also includes façade restoration and interior improvements to the Chinese Building in preparation to putting it back into commercial usage.

Planning and implementation of the Public Archaeology/Heritage Tourism aspect of the redevelopment project will also be initiated during this phase of the redevelopment.

If funding allows, restoration of the Western Parking Lot (Tax Lots 1N 13E 3BA 1000, 1100 and 1200) could also be done during this phase of the redevelopment.

Phase 2: Start Spring 2017, Finish Fall 2018-2019:

During this phase of the redevelopment, the Public Archaeology/Heritage Tourism project will focus on the Tax Lot that contains the footprint and remnant façade of the Chew Kee and Co. Store, built in 1879 and demolished in 1958; with the ultimate goal of reconstructing the Chew

Kee and Company Store. The artifacts and information recovered from these excavations will help guide the reconstruction of the store, and they will also be used to develop interpretive exhibits for display in the store and in the restored Chinese Building, perhaps as part of a Downtown History Museum which may be developed as part of the Public Archaeology/Heritage Tourism project.

If feasible, reconstruction of the Chew Kee and Company Store will also commence during this phase of the redevelopment.

The Public Archaeology/Heritage Tourism excavations, started during this phase of the development, will eventually expand other areas of the Eastern and Western Parking Lots. The archaeological excavations will be open to the public, and tours of the site will coincide with the cruise ship visits.

Phase 3: Start Spring 2020

This phase specifically focuses on the Western Parking Lot area with archaeological test excavations as part of the ongoing Public Archaeology/Heritage Tourism project. These excavations will explore this portion of the archaeological site, as part of a larger study focused on the feasibility of reconstructing buildings in this portion of the redevelopment area. If the reconstruction is found to be feasible and viable, it will commence as a separate additional phase of the redevelopment project.



Figure 2: Project Area map showing the locations of the three project phases in relation to the Chinese Building.

Construction Management

This redevelopment project will utilize licensed and bonded contractors whenever appropriate. Archaeological services will be provided by a non-profit organization established to specifically focus on the Public Archaeology/Heritage Tourism portion of this redevelopment. All of the construction and redevelopment work will be done in concert with appropriate City, State and Federal agencies to ensure compliance.

Eric Gleason has over 30 years of experience as an archaeologist, managing and participating in archaeological excavations throughout the western United States, working in both the public and private sectors. His archaeological excavations in the northern ½ of the Granada Block have given him unique insights into the challenges and opportunities involved in the redevelopment of this area. As part of his volunteer work in the community, he has been involved in a number of historic preservation and restoration projects in The Dalles. These projects often involved the preparation, award, and management of grants that have resulted in rehabilitation projects at both Fort Dalles Museum and the Rorick House Museum. As part of the ongoing restoration of the Chinese Building, he has hired and managed a number of contractors, and worked with the City of The Dalles Planning and Economic Development Departments and Mid Columbia Building Codes Services.

Property Management

Eric Gleason has successfully completed a complex voluntary seismic upgrade of the Chinese Building, working with several contractors and local public agencies. As restoration work continues, prospective commercial tenants have showed interest in utilizing the building, which will become an integral part of this redevelopment project.

Financial Package

Funds are currently in hand to complete the initial phase of the proposed redevelopment. In order to proceed to subsequent phases of the project additional funding will be required. Additional private funds, Urban Renewal grants, and other grants are envisioned as part of the mixed funding package that will be needed to complete subsequent phases of the redevelopment. The possibility of using Historic Rehabilitation Tax Credits, Urban Renewal Façade improvement grants, and other funding sources for the ongoing restoration of the Chinese Building, and for the reconstruction of other lost historical buildings will be explored. Additionally the possibility of forming partnerships with other developers, and with local, regional, and national non-profits will be pursued.

Financial Capacity / Development Experience

At this time, Eric Gleason is the sole individual participating in this redevelopment proposal. As the redevelopment project commences, additional individuals will be brought on to serve in various capacities. Mr. Gleason received a degree in Anthropology from Washington State University in 1982, and has been employed as an archaeologist for the last 37 years. He moved to The Dalles in 1989, and has been active in the local community as a volunteer, serving on the board of the Wasco County Historical Society, as Chair of the City of The Dalles Historic Landmarks Commission, and on the Wasco County/City of The Dalles Museum Commission. In 2000 he purchased the Chinese Building at 210 E. 1st Street, in the heart of the redevelopment project. Shortly thereafter he commenced on a multi-year stabilization and rehabilitation project with the ultimate goal of bringing the building back to commercial use, and improving the economic vitality of Downtown. As an adjacent property owner, Mr. Gleason has a long-

standing interest in the Granada Block redevelopment, and has already invested a considerable amount of time and money into the revitalization of this part of the community.

Funds are in hand to complete the first phase of the proposed redevelopment. Additional funding to complete subsequent phases of the redevelopment, and to support the proposed Public Archaeology/Heritage Tourism portion of the project, will need to be raised from a number of sources including the leasing and rental of property redeveloped during Phase 1, private funding institutions, the Urban Renewal Agency, grants, and, perhaps through crowdsource funding.

The principle of this proposed venture, Eric Gleason, has little prior experience in property development, but has been engaged in the redevelopment/restoration of the Chinese Building located at the center of the proposed redevelopment. As such, he is familiar with the northern portion of the Granada Block, and the challenges and opportunities that the redevelopment of this area presents. Should this redevelopment proposal be accepted, individuals with additional appropriate development experience will be brought into the redevelopment project and consulted in order to ensure that the redevelopment proceeds in an economical, orderly and timely manner.

Financial statements will be provided on request.

Design and Engineering

Professional architects and engineers will be brought in as part of the design and redevelopment team. This team will work in concert with local historians, historic preservation professionals, and archaeologists to ensure that the redevelopment design is sensitive to the history of the block, and compatible with the design standards of the Downtown Commercial Historic District.

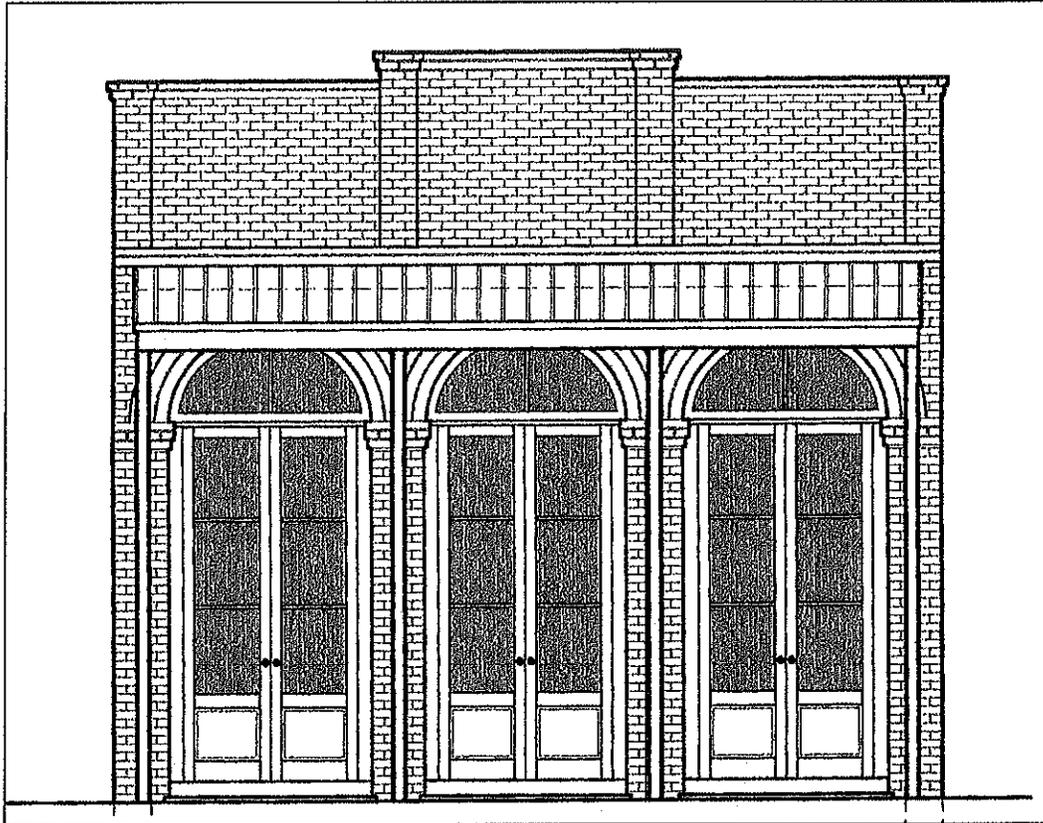


Figure 3: Conceptual drawing of the front facade of the Chinese Building (Wing Hong Hai Co.) standing at 210 E 1st Street. Illustration shows a reconstruction of the canopy that once spanned the sidewalk, and doors and windows restored to their original appearance. Façade improvements to this building will be completed in Phase 1 of the redevelopment.

Several initial conceptual drawings have already been produced (Figures 3, 4, 6, 7 and 8) to help illustrate the proposed redevelopment. These preliminary designs will be refined through research, and final designs will be submitted to the City of The Dalles Historic Landmarks Commission for modification and approval well before the commencement of any construction.

All archaeological work will be done in consultation with the Oregon State of Historic Preservation Office and appropriate Native American Tribes, under a permit granted for the work.

Anticipated parking lot improvements will include better and safer access to 1st Street, improved safety and lighting, and the possible inclusion of shade/screening trees.



Figure 4: Conceptual reconstruction of the front facade of the Chew Kee and Co. Store, 214 E 1st Street, based on the remaining portion of the façade and a historical photograph of the block taken in 1894 (Figure 5).



Figure 5: This is the only photograph located to date that shows the 1st Street portion of the Granada Block during the historical period. I was taken during the flood of 1894.

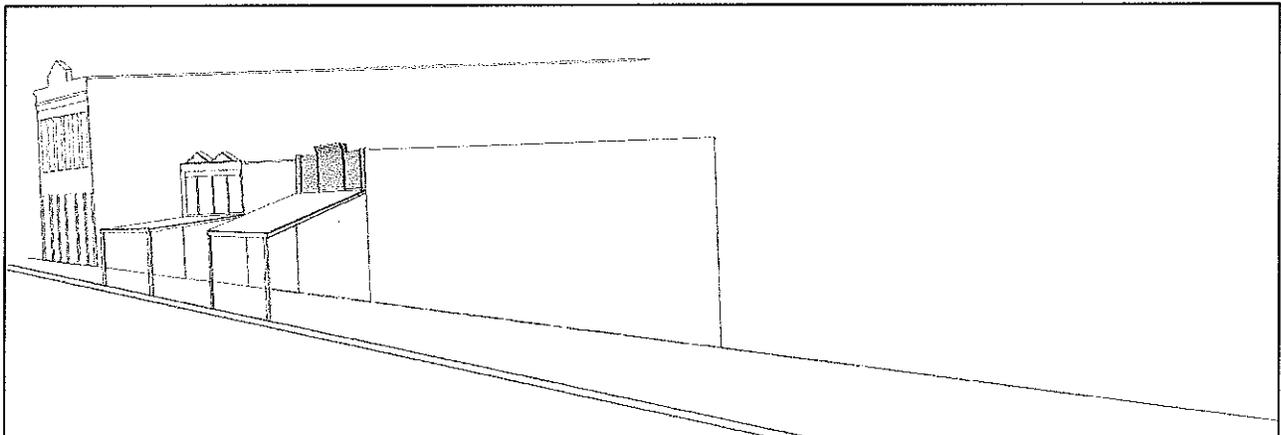


Figure 6: Conceptual drawing showing a restored Chinese Building and reconstructed Chew Kee and Company Store.

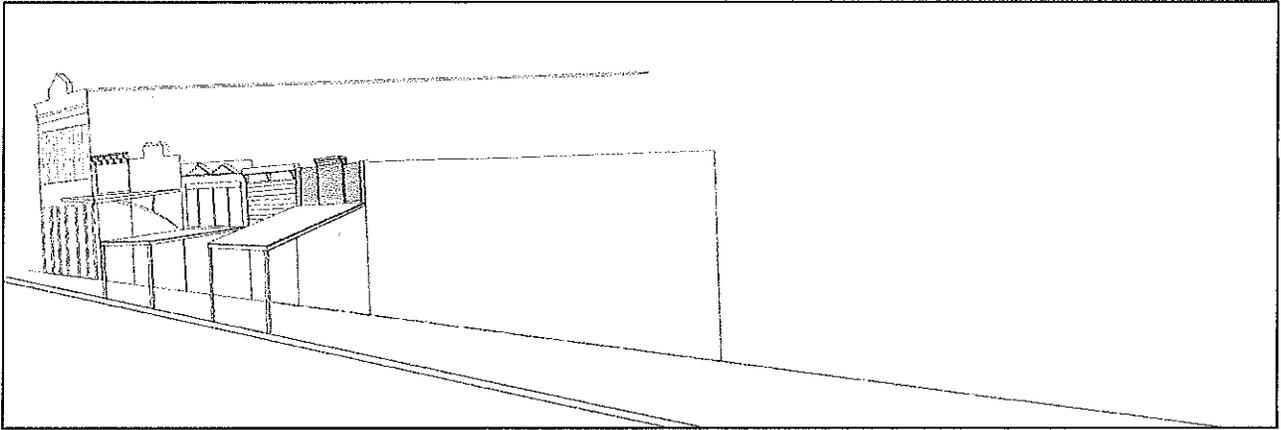


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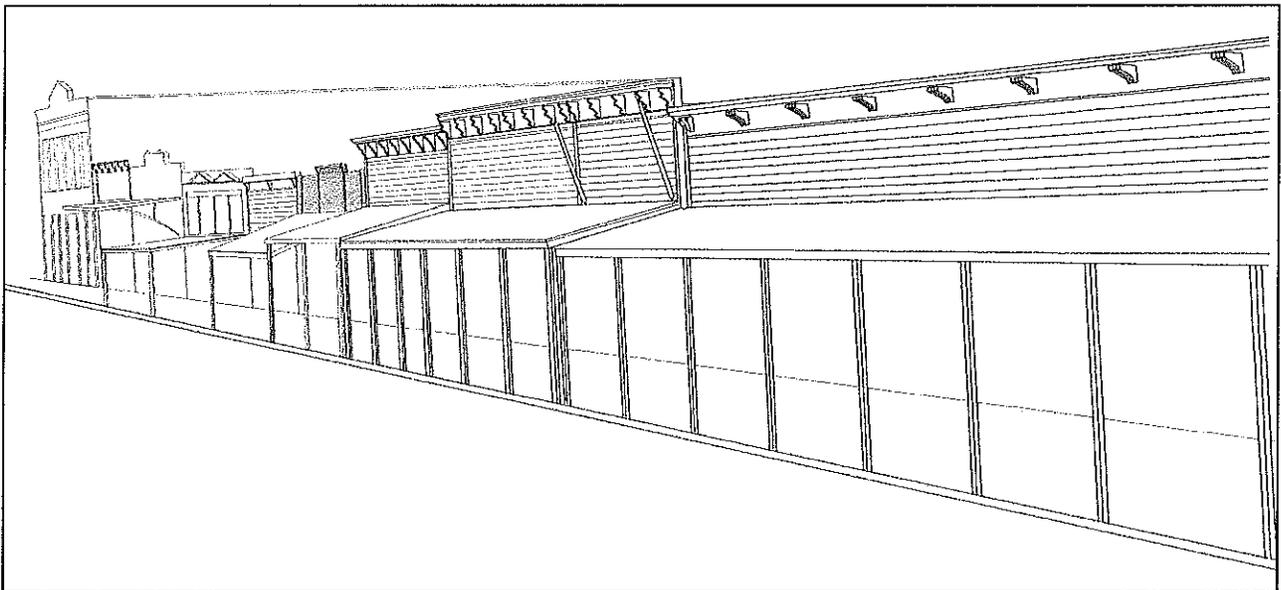


Figure 8: Conceptual drawing showing the 1st Street parking lots infilled with replica buildings.

Summary

The successful redevelopment of the northern Granada block properties will depend upon the cooperation of both the public and private sector. The redevelopment is anticipated to take place in a number of phases, starting as early as this spring, and continuing for several years. Initial work will focus on the renovation of the parking lot at the northeastern corner of the Granada Block and the establishment of a Public Archaeology/Heritage Tourism program. Subsequent

redevelopment will concentrate on rebuilding commercial storefronts along 1st Street. The phased approach will allow some realistic flexibility for the redevelopment based on projected income, funding availability, parking needs, and the overall need for additional commercial/retail/residential space in Downtown. The aim is to create a vibrant, sustainable development that can serve as both a catalyst for additional redevelopment, and as an example of the successful integration of redevelopment and an ongoing Public Archaeology/Heritage Tourism program. There is not much of a model to follow for this type of integrated redevelopment, but it is worth pursuing. The importance of the archaeological site at the Granada Block to The Dalles is profound, and any redevelopment will need to be done with great care and sensitivity, both to insure the economic feasibility of the development, and to preserve and interpreted the finds. In order to succeed this redevelopment will need to be a cooperative venture, including private and non-profit funding, as well as assistance from the City of The Dalles and the Urban Renewal Agency. It will need to engage both the local community and our visitors. By integrating the sensitive and timely redevelopment of the block, with an active Public Archaeology/Heritage Tourism program this redevelopment can serve as a catalyst for renewed and continued economic and cultural growth in this community.

References:

Sam Woolsey, The Dalles, Oregon (541) 980-8640

Greg Burtchard, Mt Rainier National Park (360) 569-6776

Robert Cromwell, Ft Vancouver National Historical Site (360) 816-6253

Additional References available upon request.

Signature:

Signature: Eric B Gleason Date: Jan 18, 2016
Eric. B. Gleason

Preliminary Budget: Phase 1 Granada Block Redevelopment

Site acquisition: \$35,000

Restoration of parking lot surface: \$10,000

Other improvements (stairs, fencing, sidewalk repair): \$10,000

Insurance: \$500

Total: \$55,500