

1718, 1720 & 1780 Main Street, Baker City, OR 97814




Organization : Baker School District, Baker City OR

Property Name : IOOF building

Price : Project Ongoing

Size (in acres) : 0.19

Structures on site : yes

Primary property status :  Brownfield

Secondary property conditions :

Property Description

The IOOF building consists of 3 distinct structures within one building in downtown Baker City. There are two street level business spaces, each with separate entrances and their own basement, and a second story business/community/residential space.



Market:

- Market transect: Urban Core
- Market character: Central Business District, Historic Preservation Area, Restaurant Cluster, Retail Cluster, Tourist District
- Market trending:
 - Other Commercial
 - Other Retail
- Market study available: no
- Adjacent and surrounding uses:
 - Other Commercial
 - Other Retail
- Area anchors:
 - Other Commercial
 - Other Retail
- Property appraisal available: yes
- Completed Date: 2016-02-19
- Completed By: Aaron Still Appraisal
- Generating income: yes
- Active leases: yes
- Description: A bakery (The Little Bagel Shop) has been leasing one of the street level addresses (1780) since 2013.
- Rent summary (rent role) available: unknown
- Development/Master plan available: unknown
- Feasibility study available: unknown
- Other study/plan: unknown

Financial:

- Summary: This property is in the PPA process right now, changing hands from the IOOF organization in Portland to the Baker School District in Baker City. We have entered into an MOU with the IOOF where they are donating the property to the School District, we are cleaning it up, and then we are selling it - giving an agreed upon amount back to the IOOF organization.
- TIF district: unknown
- Other development zone: unknown
- U.S. EPA program funding: yes
- Type of program: Cleanup Grant
- Description: Right now the property is in the PPA process and we will be applying for an EPA Cleanup Grant through Business Oregon in January 2018.
- Other grant funding: yes
- Source: Federal
- Description: We have included this property in our City's EPA Area Wide Assessment Grant we are applying for in November 2017.

Tax and Title:

- Tax ID number: 1042 (Baker County)
- Parcel ID number (if different than Tax ID Number): 16800 - Map 09S4016CC

- Property survey available: unknown
- Tax liens: unknown

Geotechnical

- Property size in acres: 0.19
- Geological survey or report available: unknown
- Geotechnical conditions: Unknown
- Topography: Typical
- Engineering controls: None

Zoning and other use restrictions:

- Zoning code: Commercial
- Zoning description: Commercial - with an interest from the City to develop the upper floors as urban residential.
- Potential support for rezoning/variance: High
- Description: The City is interested in our downtown buildings having urban residential zoning for upper floors.

Facilities and Grounds:

- Structures on site: yes
- Number of structures: 3
- General condition of structures: 4
- Types of buildings summary: Commercial
- Total parking spaces: 10

Utilities:

- Summary: Utilities are available, however right now only the Little Bagel Shop has all utilities on.
- Electric available: yes
- Name of electric provider: Oregon Trail Electric Cooperative
- Natural gas available: yes
- Name of natural gas provider: Cascade Natural Gas
- Water available: yes
- Public water available: yes
- Name of water provider: Baker City
- Sewer available: yes
- Name of sewer provider: Baker City
- Telephone available: yes
- Internet available: yes
- Renewable electricity sources: yes

Transportation

- Nearest Interstates: I-84
- Distance to nearest Interstate interchanges (in miles): .25
- Road access: yes
- Description: 4

- Passerby visibility: Medium
- Waterfront access: no
- Port access: no
- Direct sea access: no
- Public transportation access: yes
- Description: The property is on Main Street where we have both taxis and a public trolley

Current Use and History:

- Maintenance expense report/summary available: unknown
- Time of operation : FROM : 2013 TO : Currently in operation
- Past uses/historical operations: Since 1888, the property has been a paint store, restaurant, market, brothel, newspaper print shop, IOOF hall, bowling alley, and other various retail stores.
- Scope of past operations: Medium

Environmental Conditions:

- NFAs/NFRs obtained: no
- NOVs received: no
- Recognized Environmental Conditions (RECs): yes
- Type(s) of contamination: Petroleum/Petroleum Products, Asbestos, Lead, Other Metals
- Impacted media: nSoil, Ground Water , Structures/Building Materials
- Historical REC (H-REC): yes
- Types of Contamination: Petroleum/Petroleum Products, Other Contaminant
- Impacted media: Soil, Ground Water
- Summary of H-RECs: One of the buildings was a print shop and used solvents as well as lead typeset. Solvents had access to soil through a hole in the cement covered basement. The other basement has dirt floors and was found to have heavy metals in a sump under an open pipe.
- Site entered in mandatory cleanup program, e.g. CERCLA (Superfund), RCRA: no
- Site entered in voluntary cleanup program (VCP): yes
- Description: After the PPA process, the site will be entered into voluntary cleanup.
- Program status: Active / Open
- Cleanup/Remediation in progress: no
- Total estimated cleanup / remediation cost (in dollars): \$ 115,000
- On-site contamination: yes
- Sensitive receptors on site: Human
- Risk pathways to onsite receptors: Contact
- Asbestos survey:yes
- Completed Date: 2016-07-20
- Completed By: AMEC Foster Wheeler
- Phase I Environmental Site Assessment (ESA) report available: yes
- Completed Date: 2016-08-30
- Completed By: AMEC Foster Wheeler
- Phase II Environmental Site Assessment (ESA) report available: yes
- Completed Date: 2016-12-02
- Completed By: AMEC Foster Wheeler
- Phase III cleanup plans/reports available: yes
- Completed Date: 2017-09-18

- Completed By: Geosyntec
- Site ever involved in environmental litigation: no
- Other adjacent/nearby environmental enforcement action(s): yes
- Description: Property to the South is a gas station which had a confirmed LUST release in 1989, which was cleaned up in 1993. Groundwater has a N/NW flow, directly from the gas station to the IOOF building.

Ecological and Natural Resources:

- Natural resource assessment or eco-asset report available: unknown
- Streams & Rivers (current or historic): yes
- Wetlands (current or historic): no
- Located in a 100 year floodplain: yes
- Located in 500 year floodplain: yes
- Dunes present: no
- Prairie/Grasslands present: no
- Forested: no
- Endangered, Threatened, or Protected Species: no
- Adjacent to (or within 500 ft from) protected land: no
- Historic or archaeological site present: unknown
- Mining history: no
- Mineral deposits: no
- Natural Resource Damage (NRD): no
- NRD assessment report available: unknown
- Other ecological damages or impacts: unknown