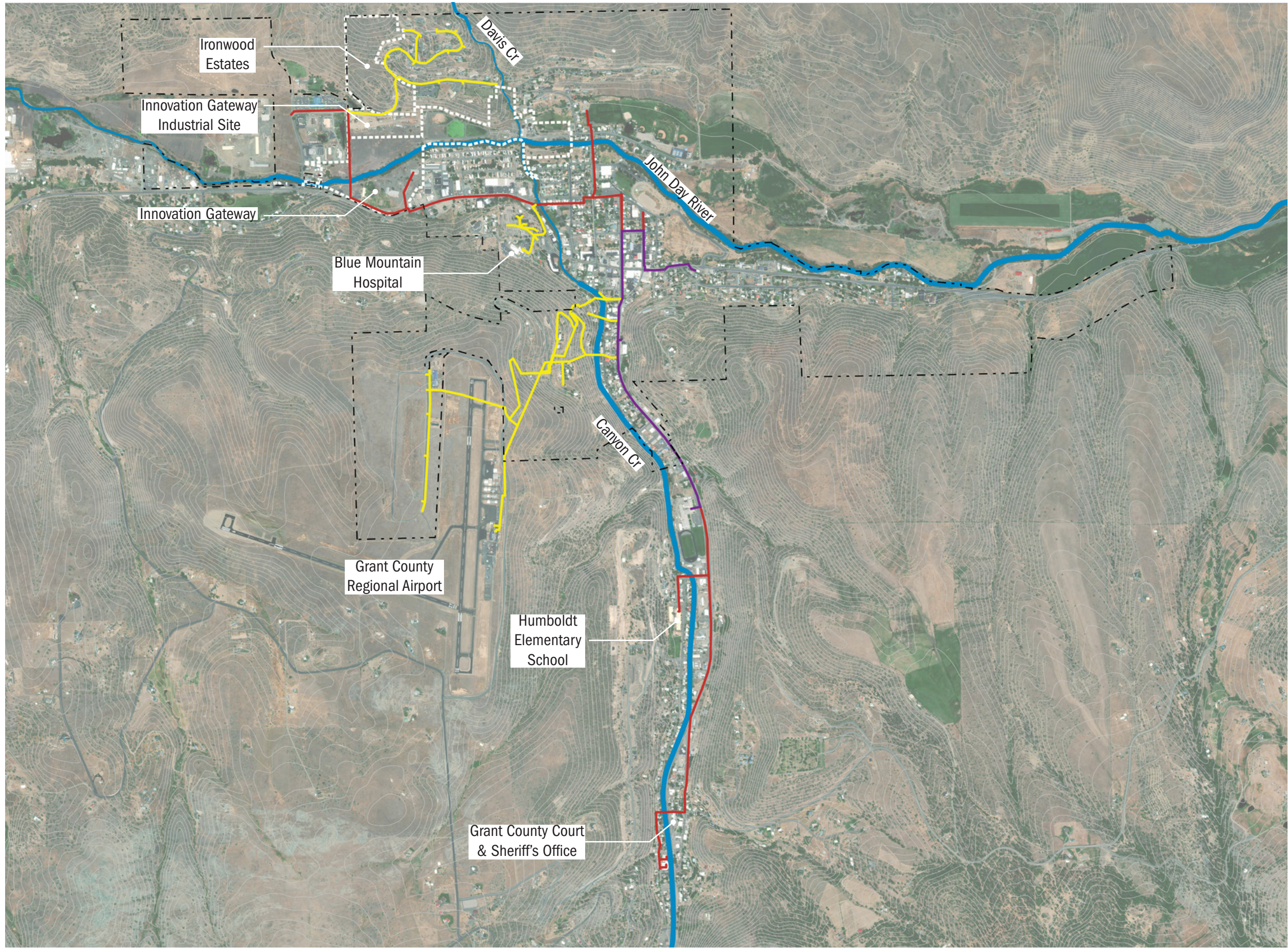


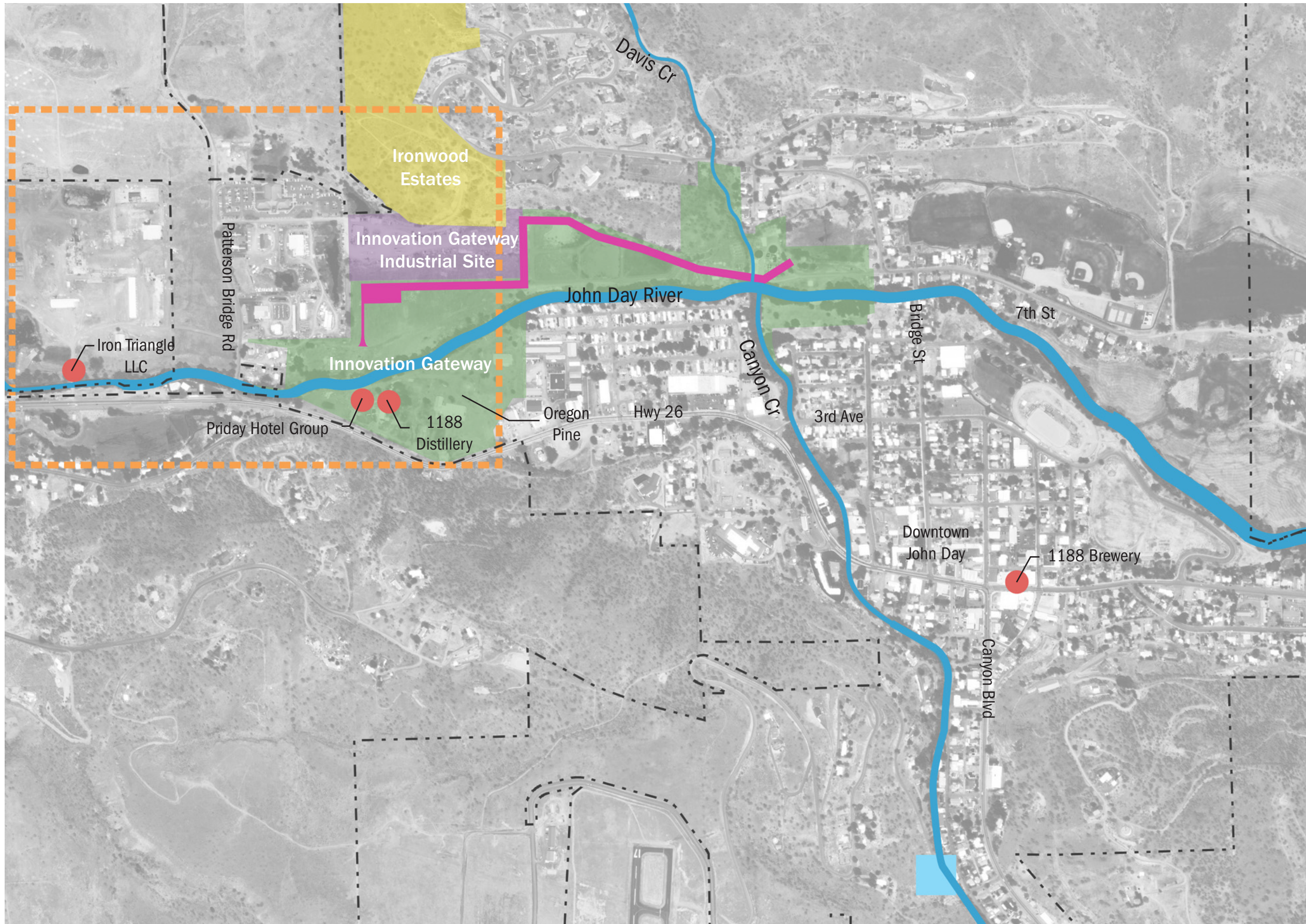
Integrated Initiatives Timeline



- OTC Connections Extension
- Grant County Digital
- Existing Broadband Network
- Project Areas
- - - - John Day City Boundary
- Contours (20' interval)



Regional Project Summary Diagram



- City Projects**
- Innovation Gateway
 - Innovation Gateway Industrial Site
 - Ironwood Estates

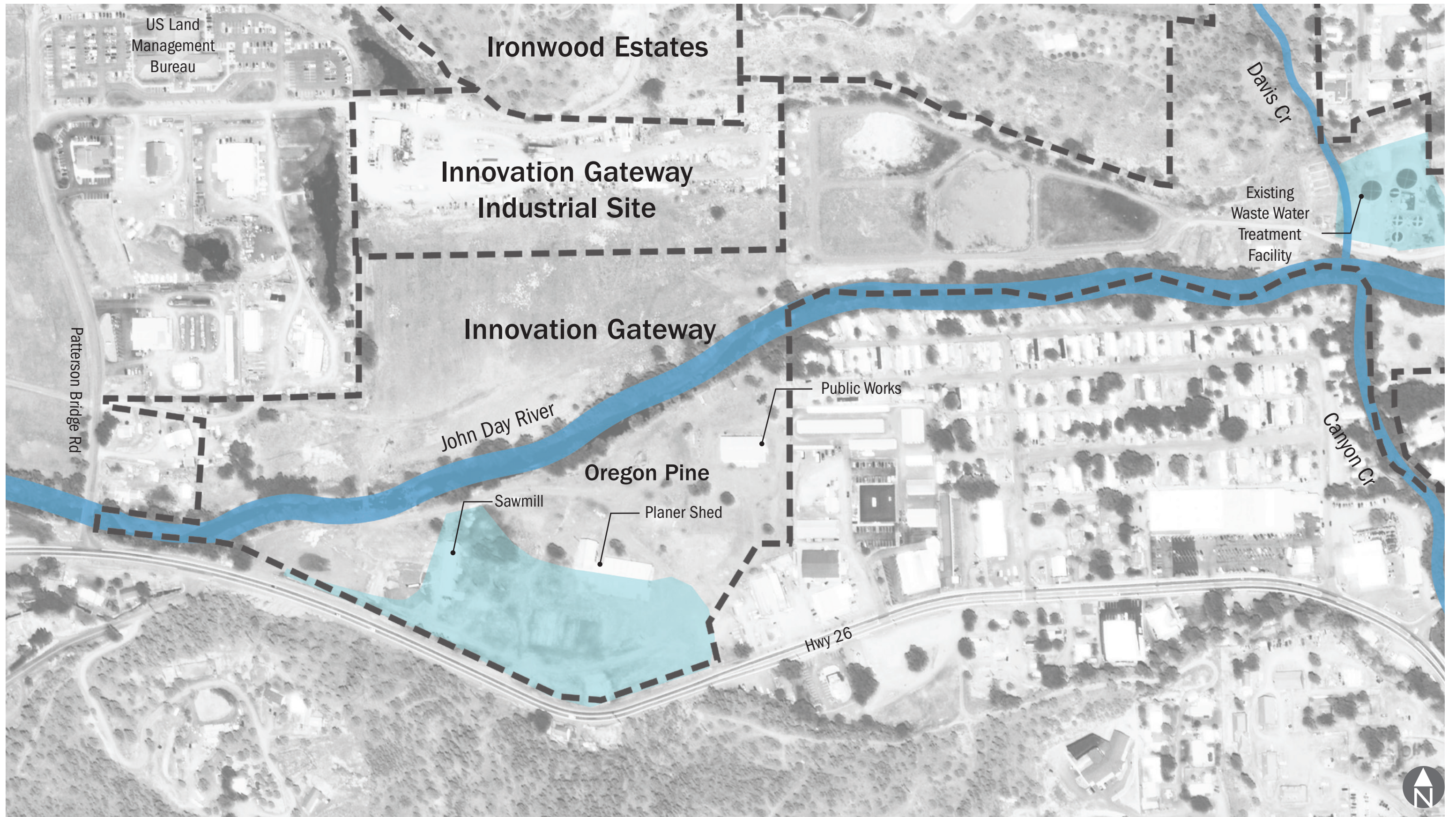
Impacted Businesses

- Companion Projects**
- Patterson Voltage Conversion (Oregon Trail Electrical Cooperative)
 - Waste Water Treatment Plant (City of John Day)
 - 4th Street Repair Project (City of John Day/FEMA)

John Day City Boundary



Project Areas



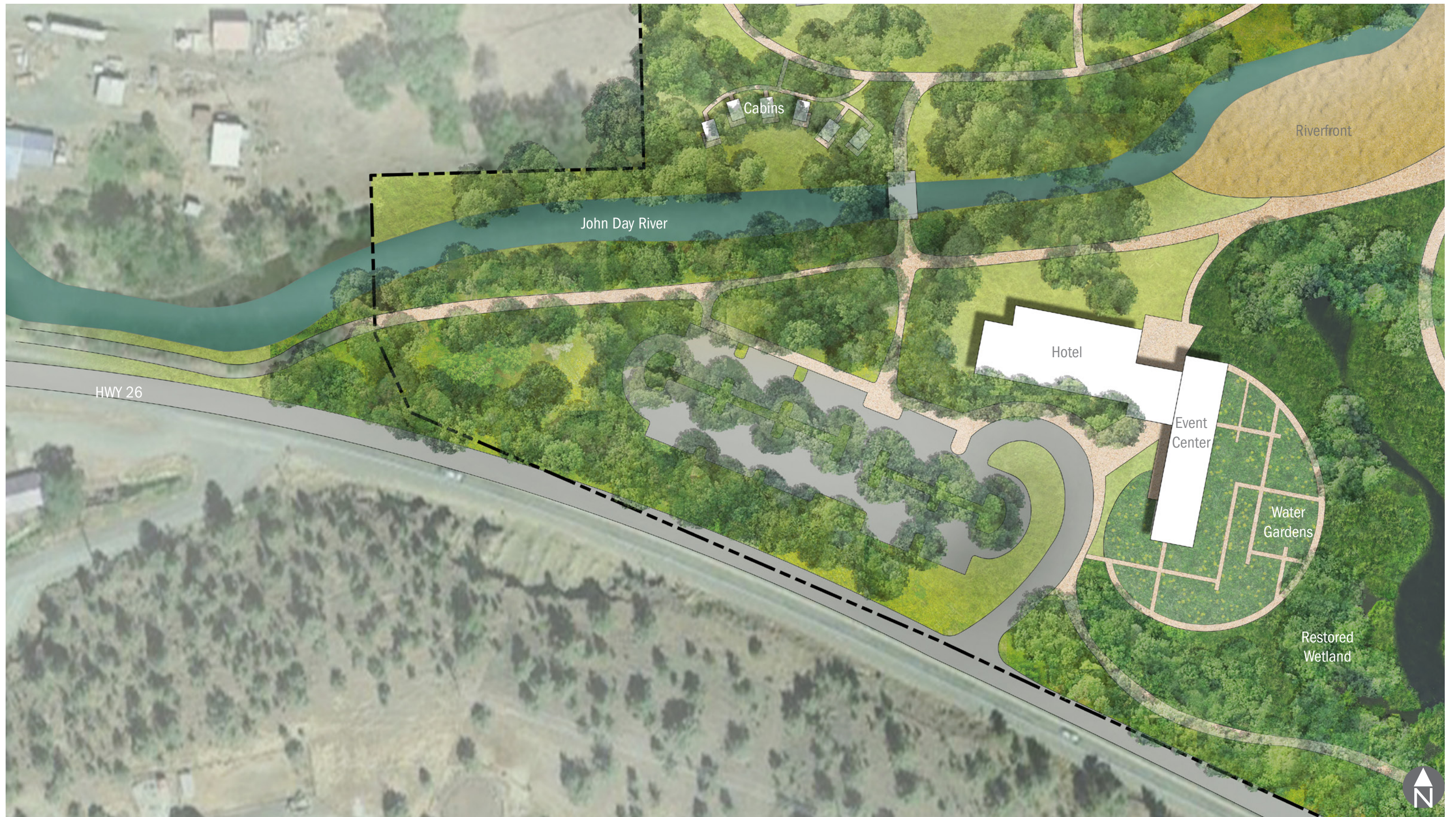
2019 Flood Impact Diagram - Innovation Gateway Area



Above image captures the overall vision of the Oregon Pine Site from west to east.

Oregon Pine

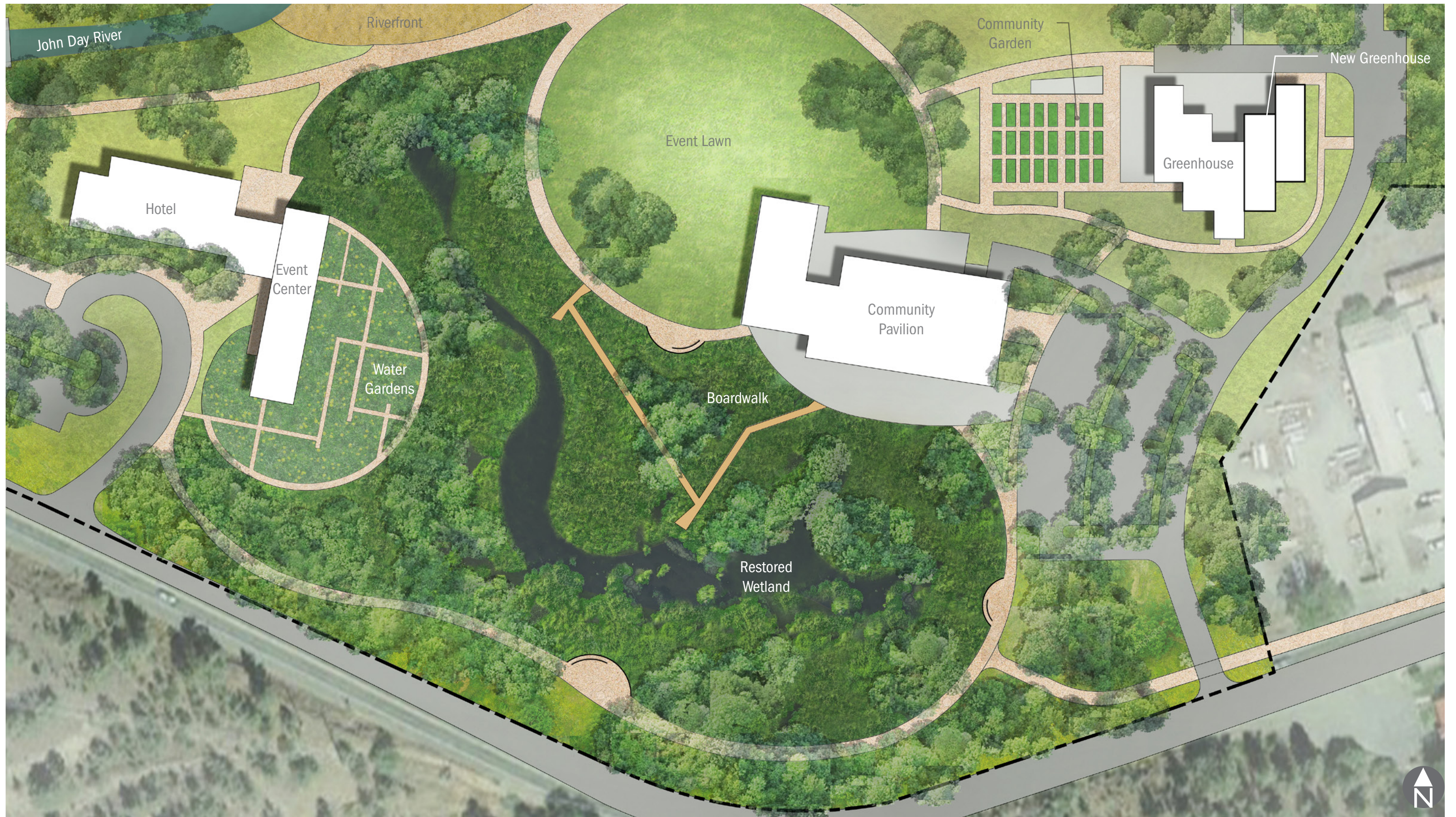
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May 2020



Enlargement - Hotel/Event Center/Cabins

Above image highlights area around the envisioned Hotel & Event Center, including Water Garden and Cabin site situated north of a restored John Day River.

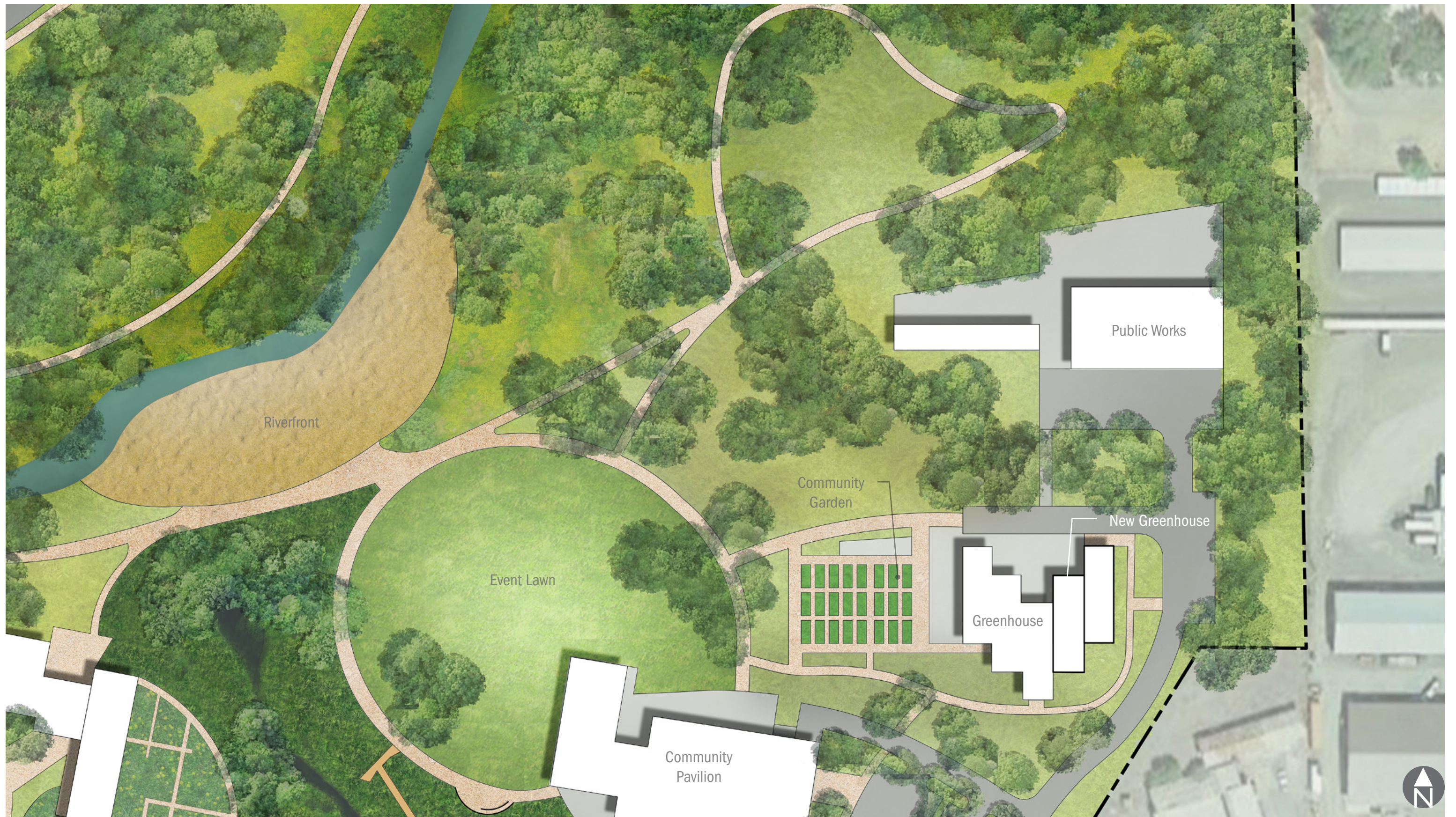
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Enlargement - Event Center/Wetland/Community Pavilion

Above image highlights area around the future Community Pavilion extending to the adjacent Event Center. The Restored Wetland connects the two community assets while making connections to the river's edge and greater trail network.

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Enlargement - Greenhouse/Community Garden/Riverfront

Above image highlights area near the Greenhouses, Community Pavilion, and access to a restored Riverfront and trail network.

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PROJECT SITE - BLUE MOUNTAIN MILLS - 1950s



SAWMILL EXTERIOR - 2020



SAWMILL EXTERIOR

Exterior image of existing sawmill structure.

EXISTING SAWMILL

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SAWMILL FROM JOHN DAY RIVER



SAWMILL FROM JOHN DAY RIVER

Exterior images taken from across the John Day River of existing sawmill structure.

EXISTING SAWMILL

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May 2020



SAWMILL - NORTH ELEVATION



SAWMILL - WEST ELEVATION



SAWMILL INTERIOR - MAIN LEVEL

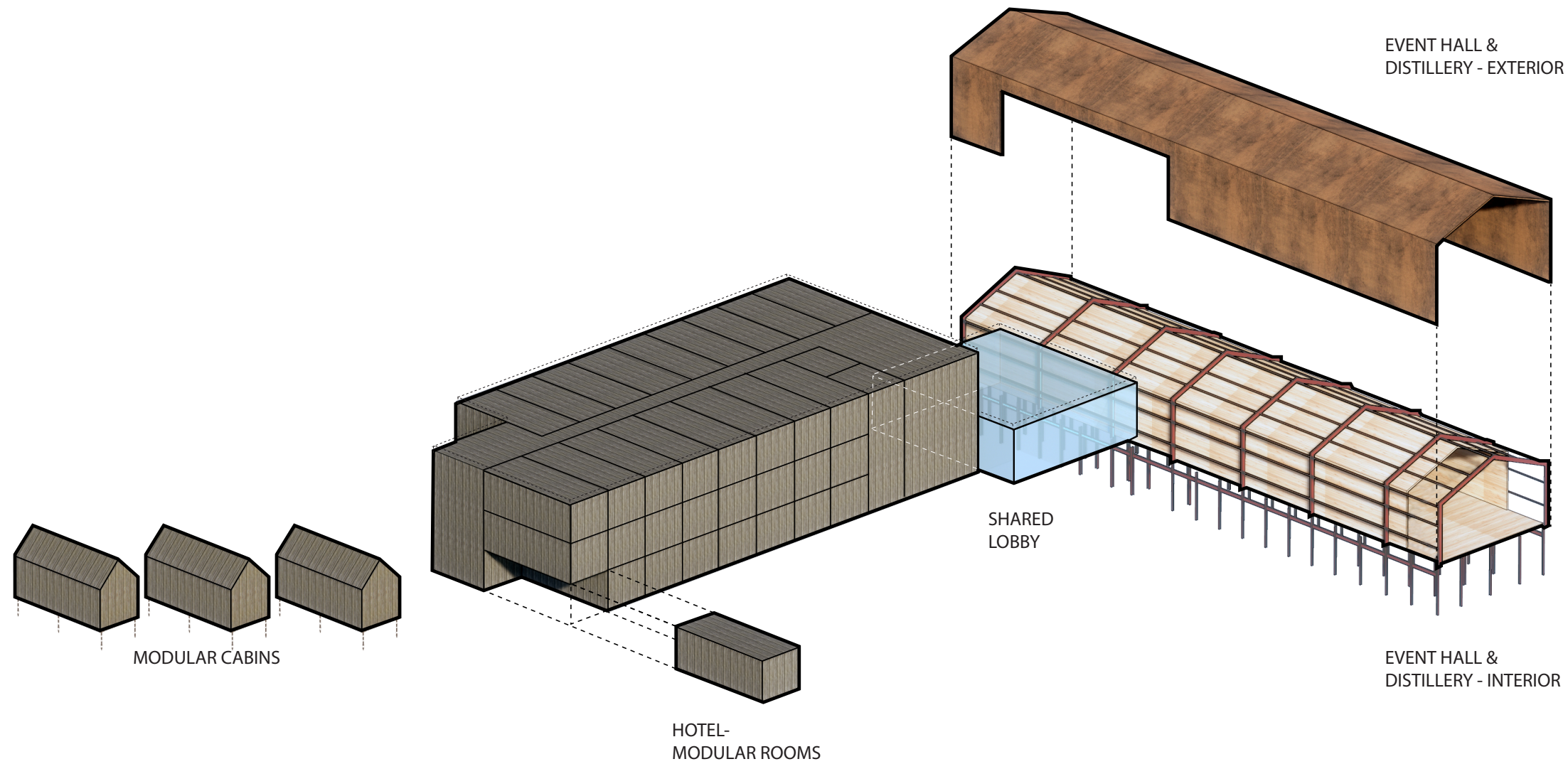


SAWMILL INTERIOR - LOWER LEVEL

Interior images of existing sawmill structure.

EXISTING SAWMILL

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May 2020



MATERIAL LEGEND




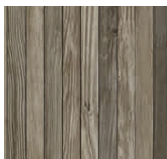
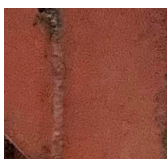
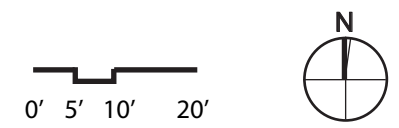
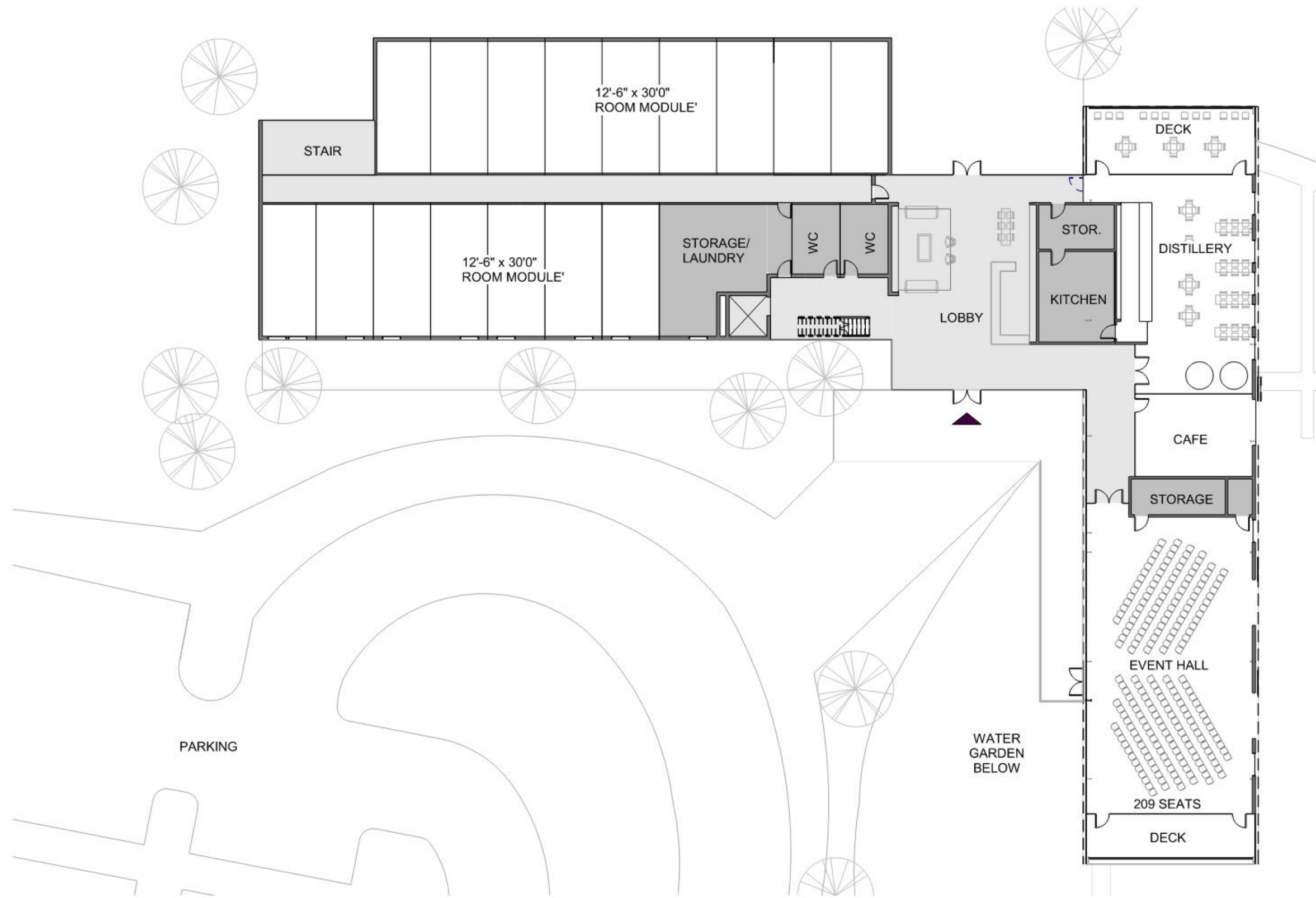
-  WEATHERED STEEL
-  GLAZING
-  MASS TIMBER
-  TIMBER VENEER & SALVAGED MILLWORK
-  EXISTING STEEL STRUCTURE

Diagram indicating materials for each of the building components.

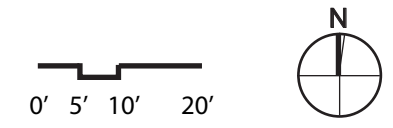
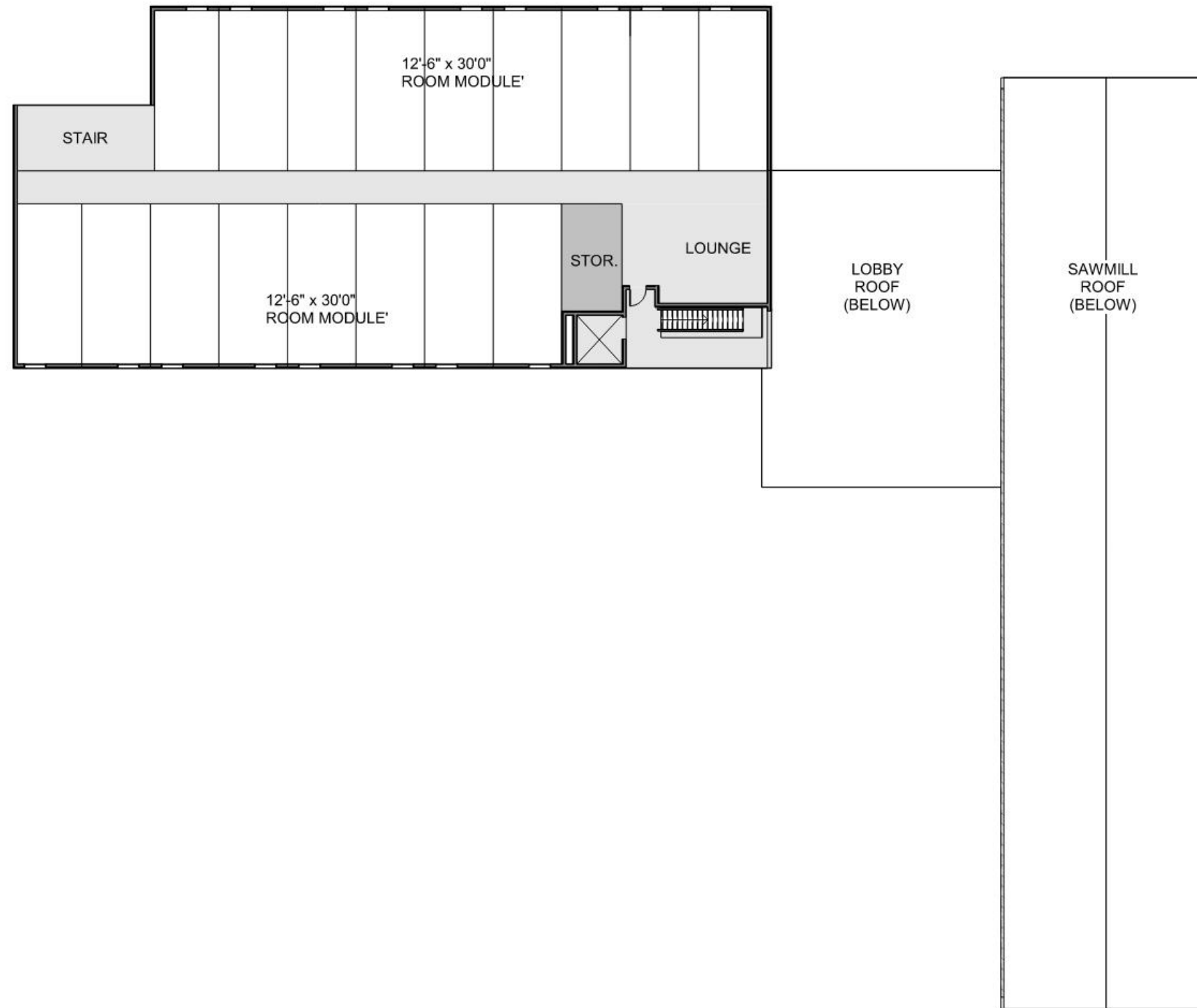
MATERIAL DIAGRAM



MAIN LEVEL FLOOR PLAN

Main level floor plan for the proposed event hall, distillery, lobby and hotel.

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 May 2020



TYPICAL UPPER LEVEL FLOOR PLAN

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 May 2020



PERSPECTIVE FROM SOUTHEAST

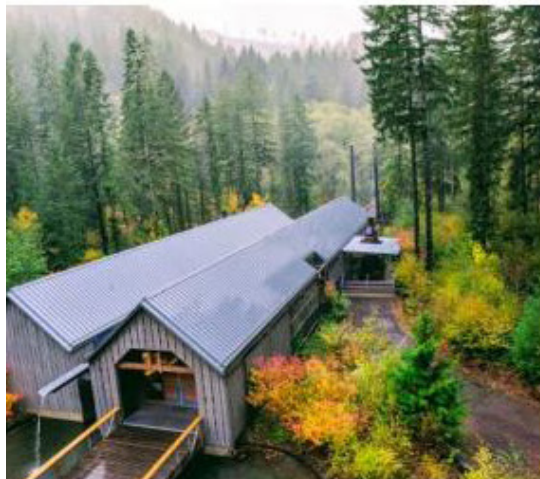
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May 2020



PERSPECTIVE FROM SOUTHWEST

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May 2020



TILLAMOOK FOREST INTERPRETIVE CENTER - TILLAMOOK, OR

Architect: Miller Hull Partnership
Landscape Architect: Walker Macy

Owner: Oregon Department of Forestry

PRECEDENT STUDIES

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May 2020



COTTONWOOD CANYON EXPERIENCE CENTER - WASCO, OR

Architect: Signal Architecture + Research Owner: Oregon State Parks
Landscape Architect: Walker Macy

PRECEDENT STUDIES

John Day Innovation Gateway - Economic Revitalization
May 2020



REDFOX COMMONS - PORTLAND, OR

Architect: Lever Architects
Owner: Langley Investment Partners

PRECEDENT STUDIES

John Day Innovation Gateway - Economic Revitalization
May 2020



GOLDWATER BREWING COMPANY - SCOTTSDALE, AZ

Owner: Goldwater Brewing Company

PRECEDENT STUDIES

John Day Innovation Gateway - Economic Revitalization

May 2020

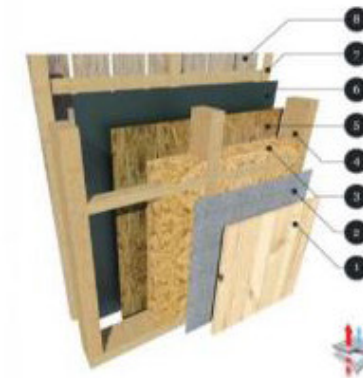
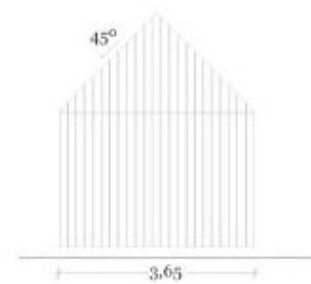
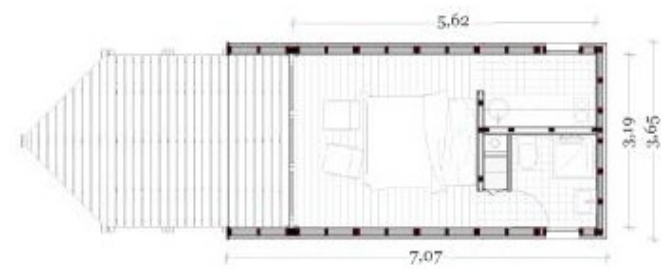
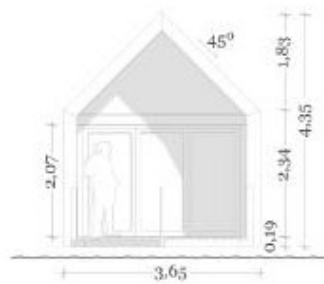


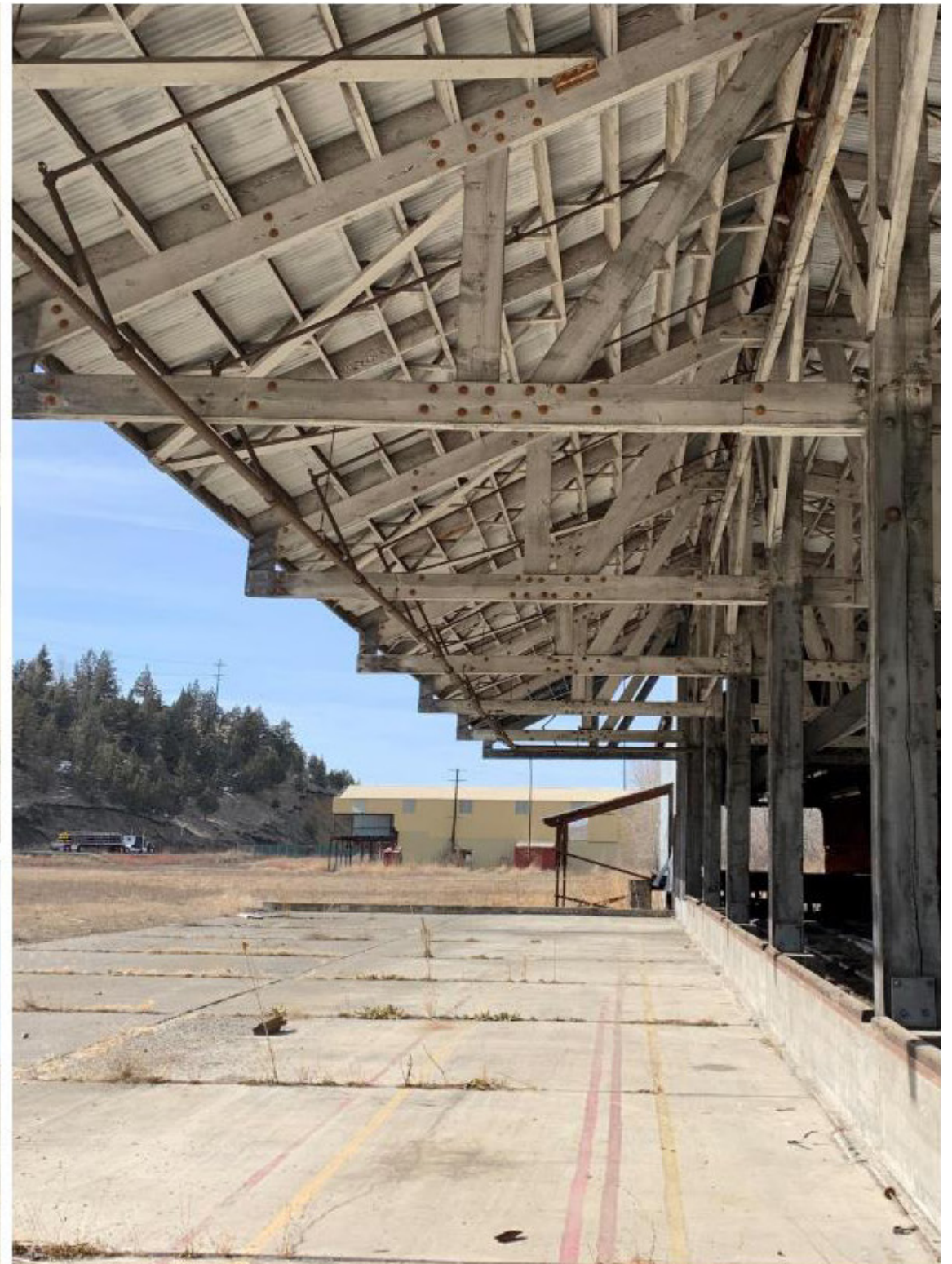
ROLLING HUTS - METHOW VALLEY, WA

Architect: Olson Kundig Architects
Owner: Michal Friedrich

PRECEDENT STUDIES

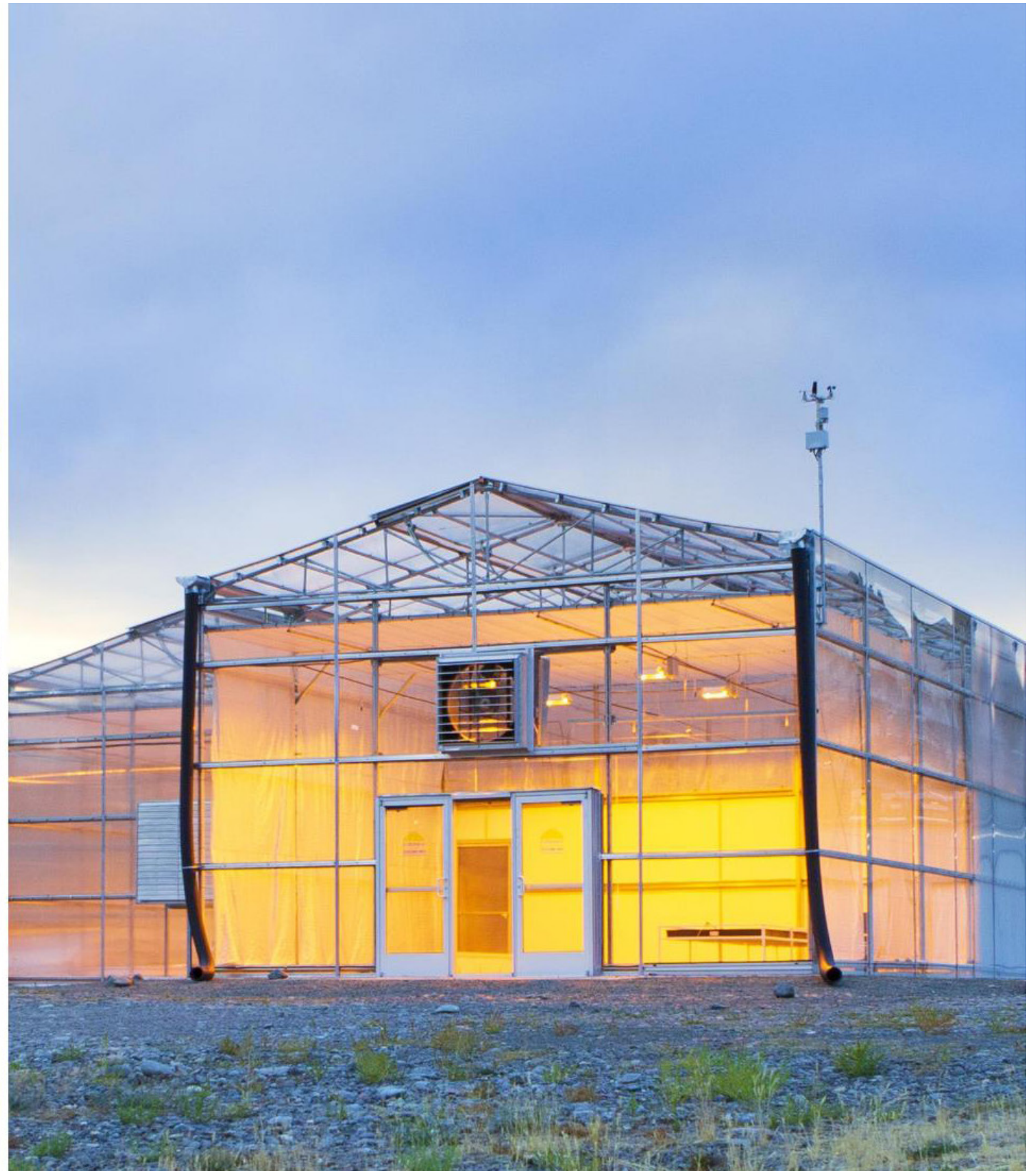
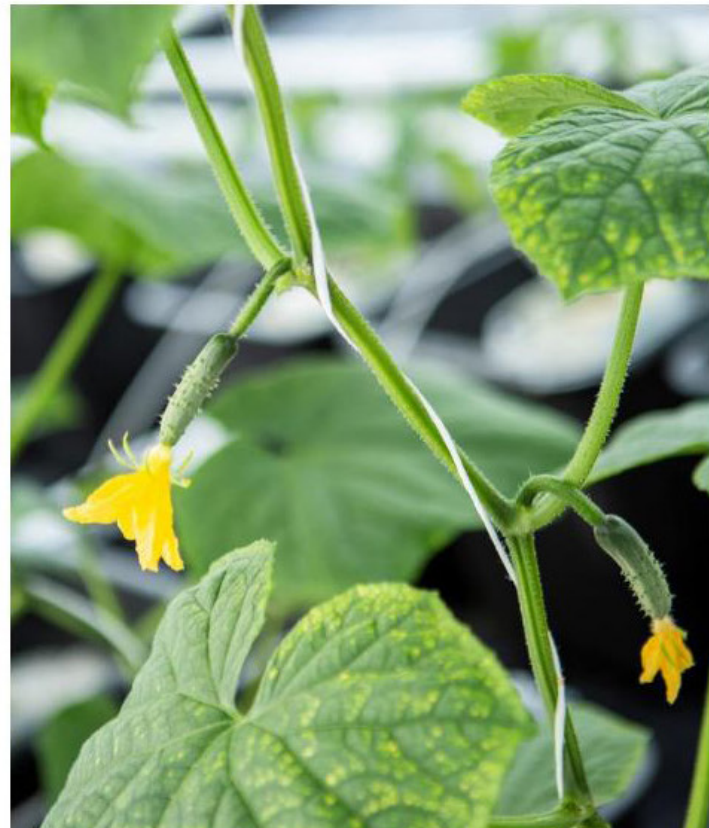
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May 2020





EXISTING SORTER SHED

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May 2020



EXISTING HYDROPONIC GREENHOUSES

John Day Innovation Gateway - Economic Revitalization

May 2020





EXISTING HYDROPONIC GREENHOUSES

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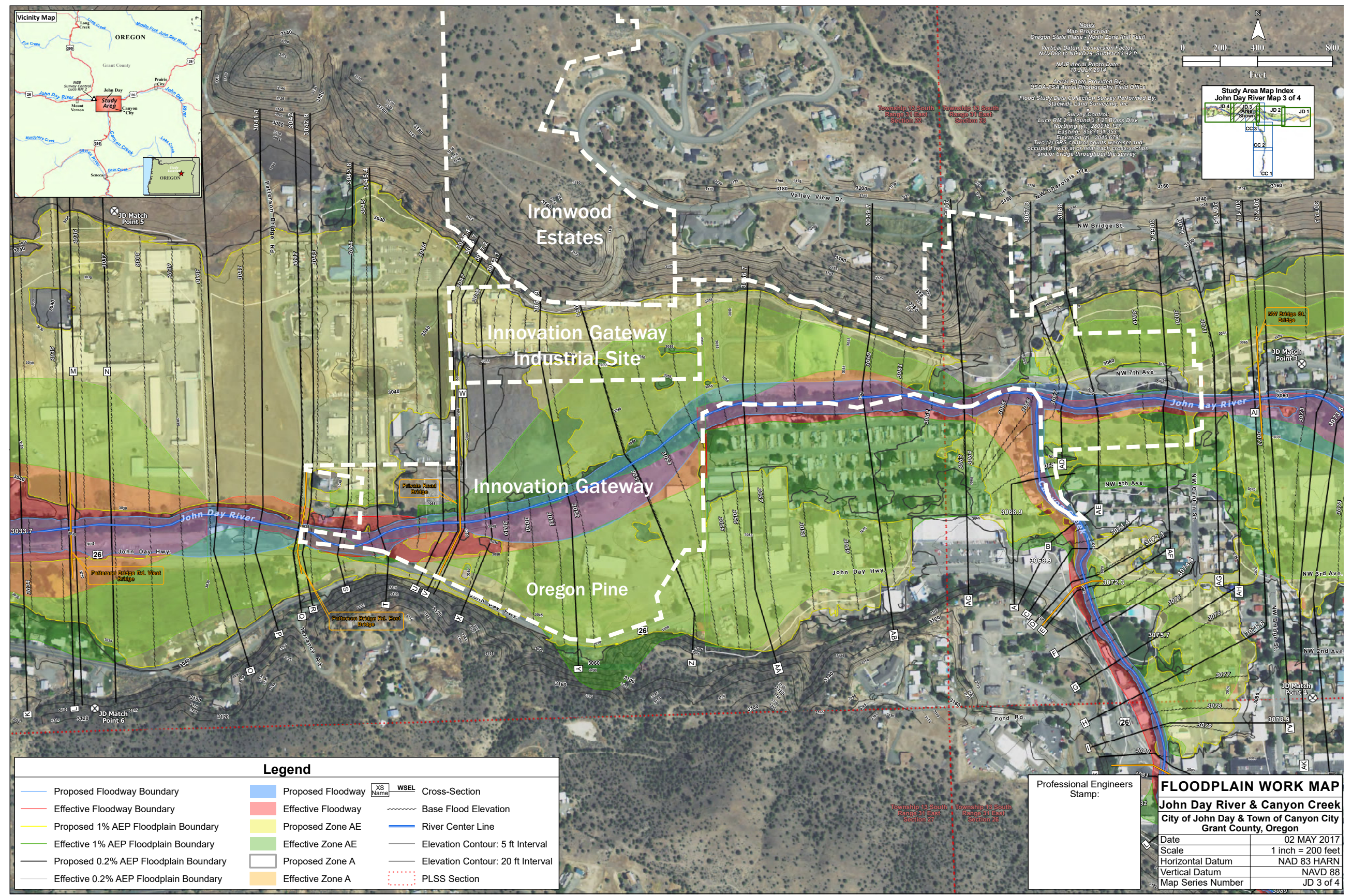


Project: WaterHub® Reclamation System and Ancillary Improvements		Title/Description: Building Elevation				A 04
Client: City of John Day	Location: John Day, OR	Initial: 12/12/18	Revision: -			

PROPOSED WATER TREATMENT FACILITY

John Day Innovation Gateway - Economic Revitalization

May 2020



FEMA Floodplain Map (effective 2019)

John Day Innovation Gateway - Economic Revitalization
 May 2020

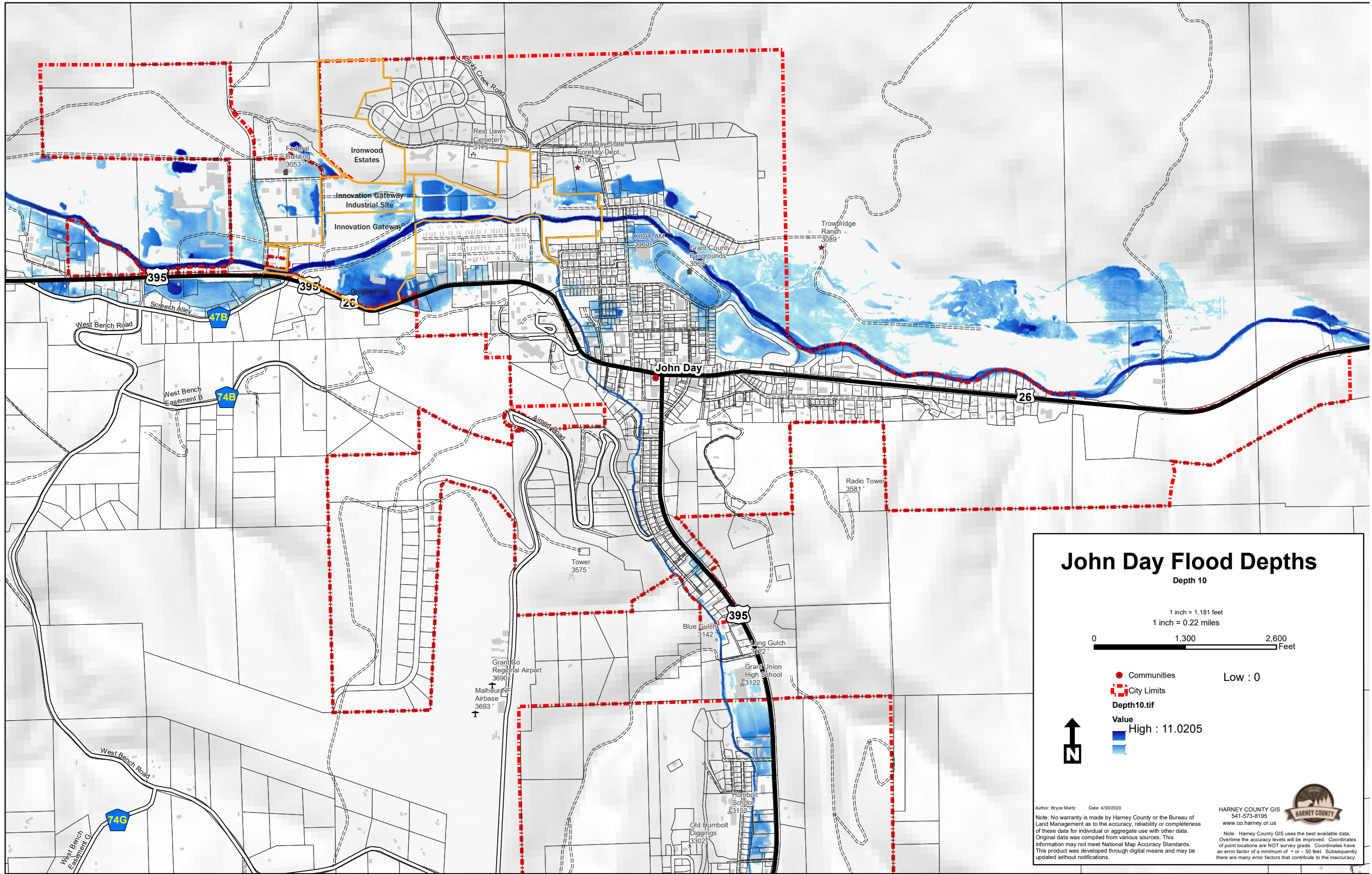




- 2019 Flood Sites
 - 1 Oregon Pine
 - 2 Waste Water Treatment Plant
 - 3 2nd Street
 - 4 4th Street
 - 5 Inland Drive Bridge
 - 6 Nugget Lane Bridge
 - 7 Portal Lane Bridge
 - 8 Main Street Bridge
 - 9 Izee Street Bridge
 - 10 Bridge Street Bridge
 - 11 Adams Street Bridge
- ▭ Project Areas
 - ⋯ John Day City Boundary
 - ▭ Contours (20' interval)



Regional 2019 Flood Diagram



John Day Flood Depths

Depth 10

1 inch = 1,181 feet
1 inch = 0.22 miles

- Communities
- City Limits

Low : 0

Depth10.tif

Value

High : 11.0205

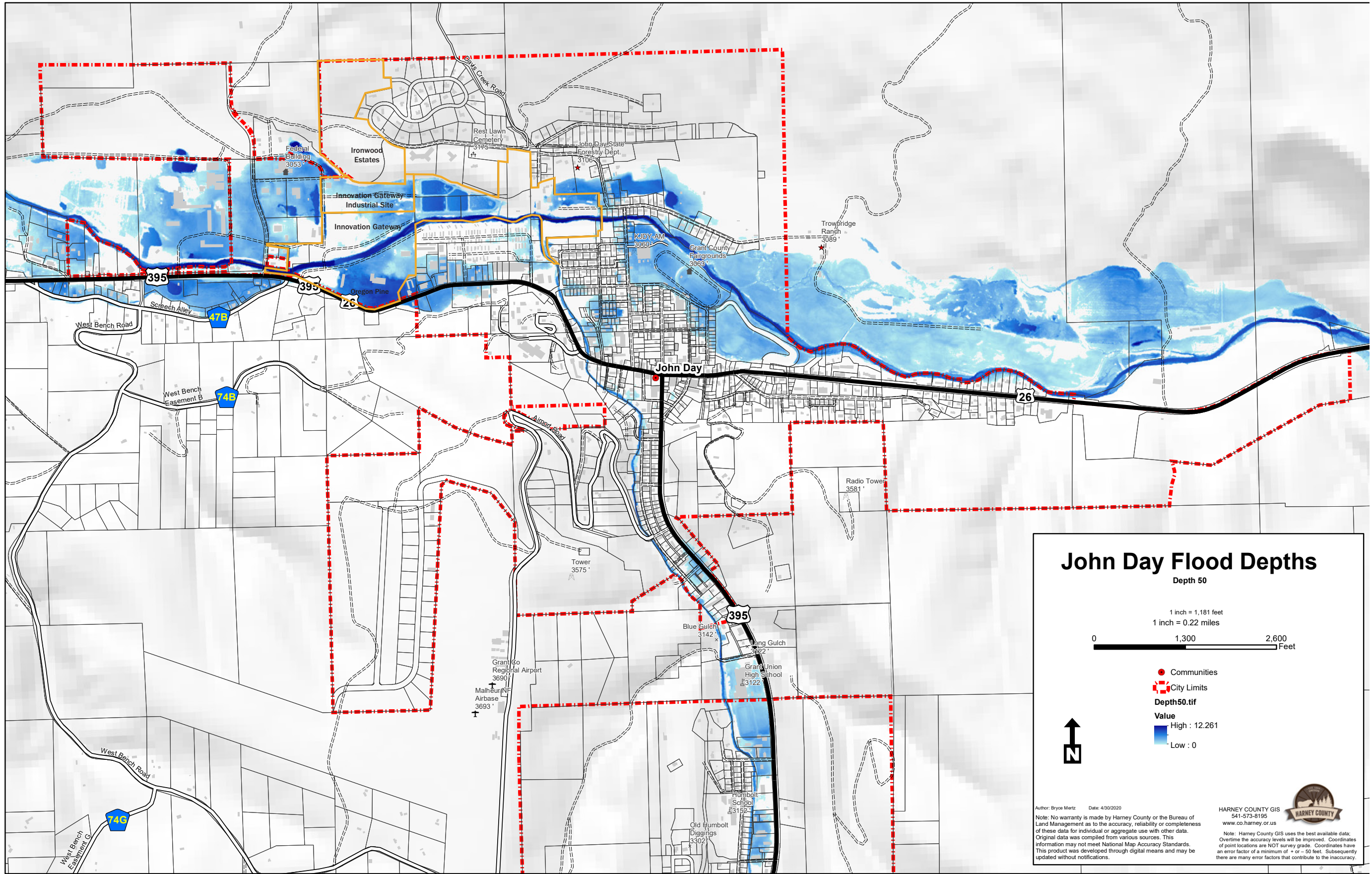
Author: Bryce Mertz Date: 4/30/2020

Note: No warranty is made by Harney County or the Bureau of Land Management as to the accuracy, reliability or completeness of these data for individual or aggregate use with other data. Original data was compiled from various sources. This information may not meet National Map Accuracy Standards. This product was developed through digital means and may be updated without notifications.

HARNEY COUNTY GIS
541-573-8195
www.co.harney.or.us

Note: Harney County GIS uses the best available data. Overtime the accuracy levels will be improved. Coordinates of point locations are NOT survey grade. Coordinates have an error factor of a minimum of +/- 50 feet. Subsequently there are many error factors that contribute to the inaccuracy.

Flood Depths - 10 Year Storm



John Day Flood Depths

Depth 50

1 inch = 1,181 feet
1 inch = 0.22 miles

0 1,300 2,600
Feet

- Communities
- City Limits

Depth50.tif

Value

- High : 12.261
- Low : 0

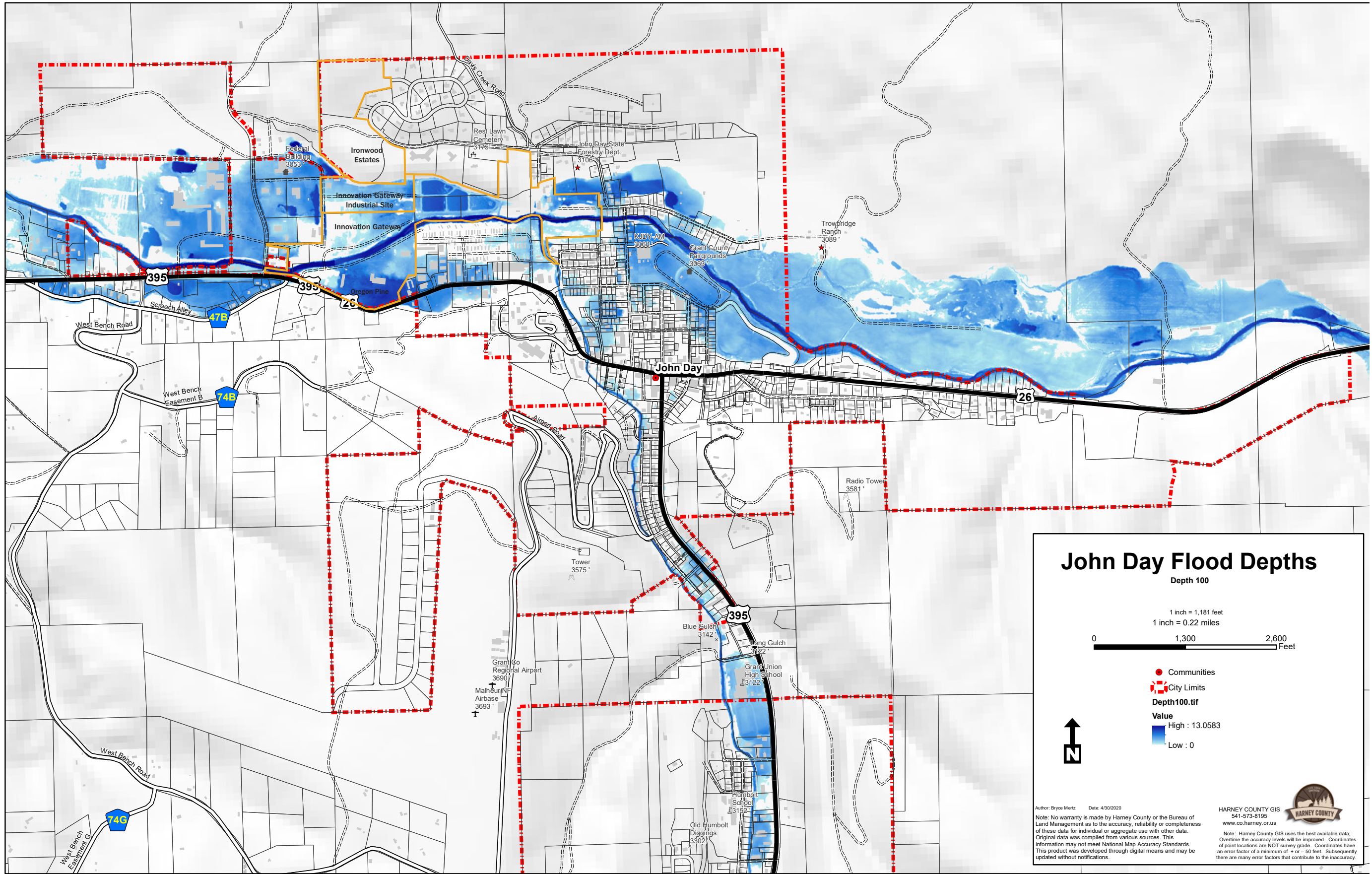
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N

Author: Bryce Mertz Date: 4/30/2020

Note: No warranty is made by Harney County or the Bureau of Land Management as to the accuracy, reliability or completeness of these data for individual or aggregate use with other data. Original data was compiled from various sources. This information may not meet National Map Accuracy Standards. This product was developed through digital means and may be updated without notifications.

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www.co.harney.or.us

Flood Depths - 50 Year Storm



John Day Flood Depths

Depth 100

1 inch = 1,181 feet
1 inch = 0.22 miles

- Communities
- City Limits

Depth100.tif

Value

- High : 13.0583
- Low : 0

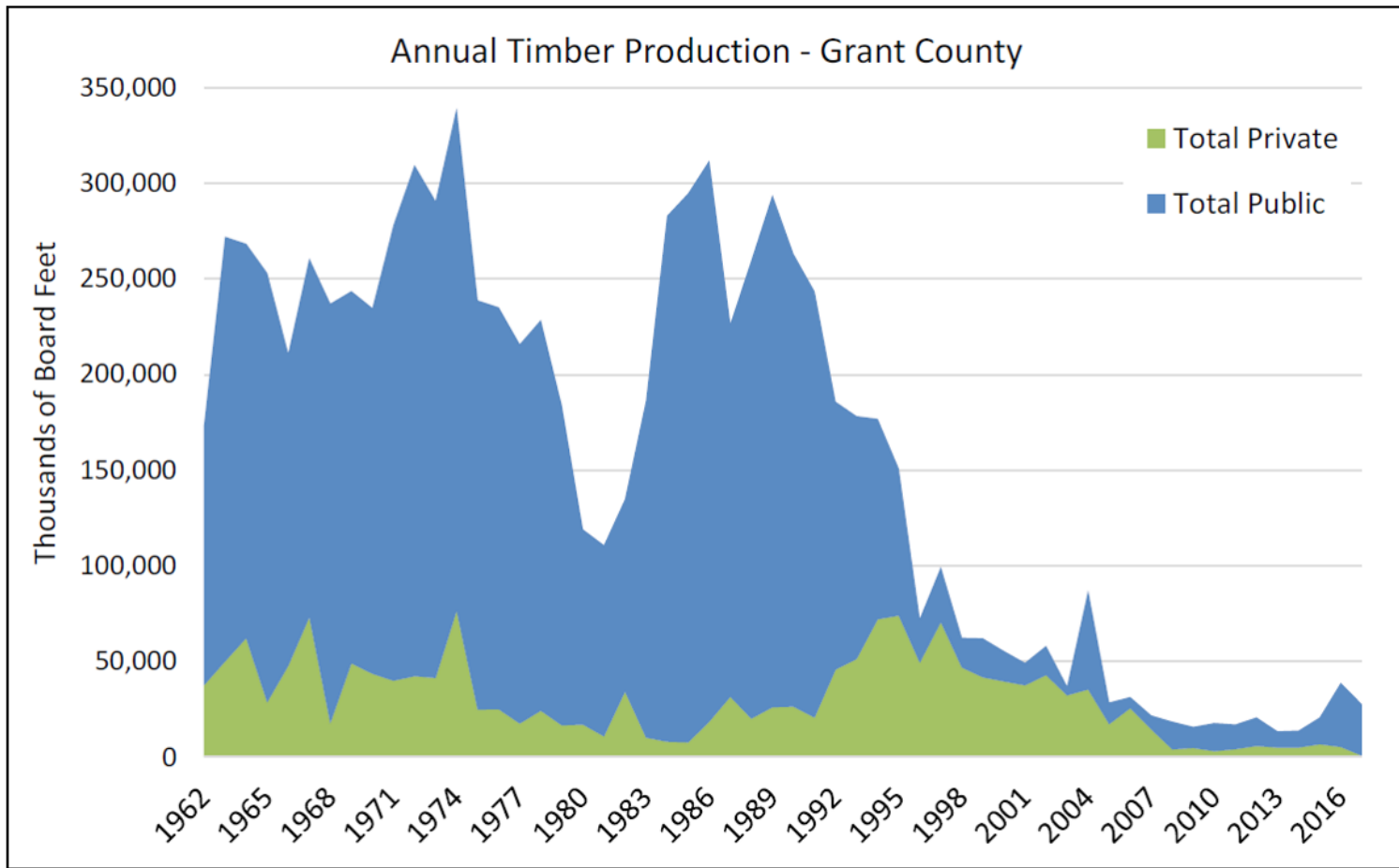
Author: Bryce Mertz Date: 4/30/2020

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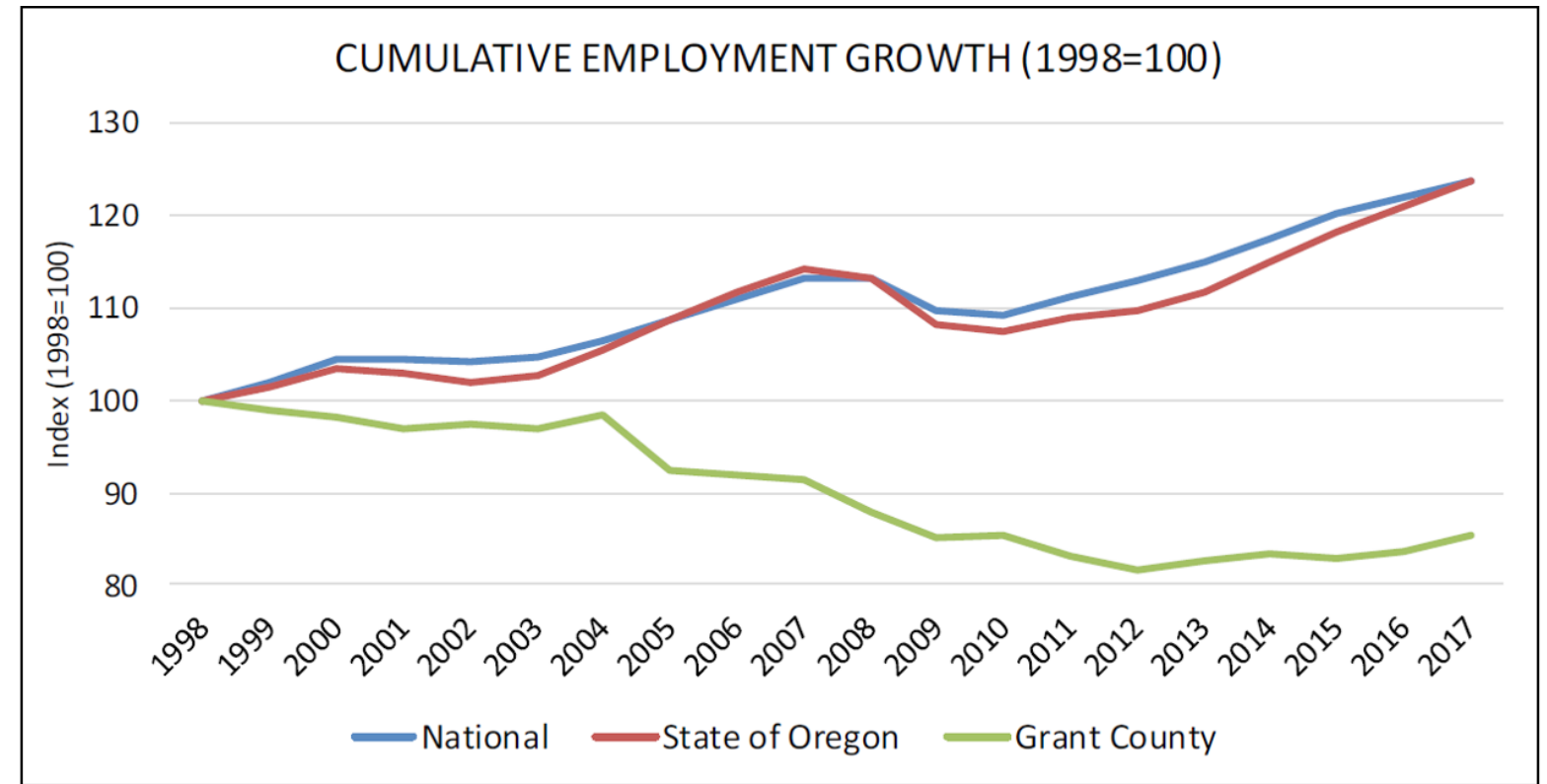
HARNEY COUNTY GIS
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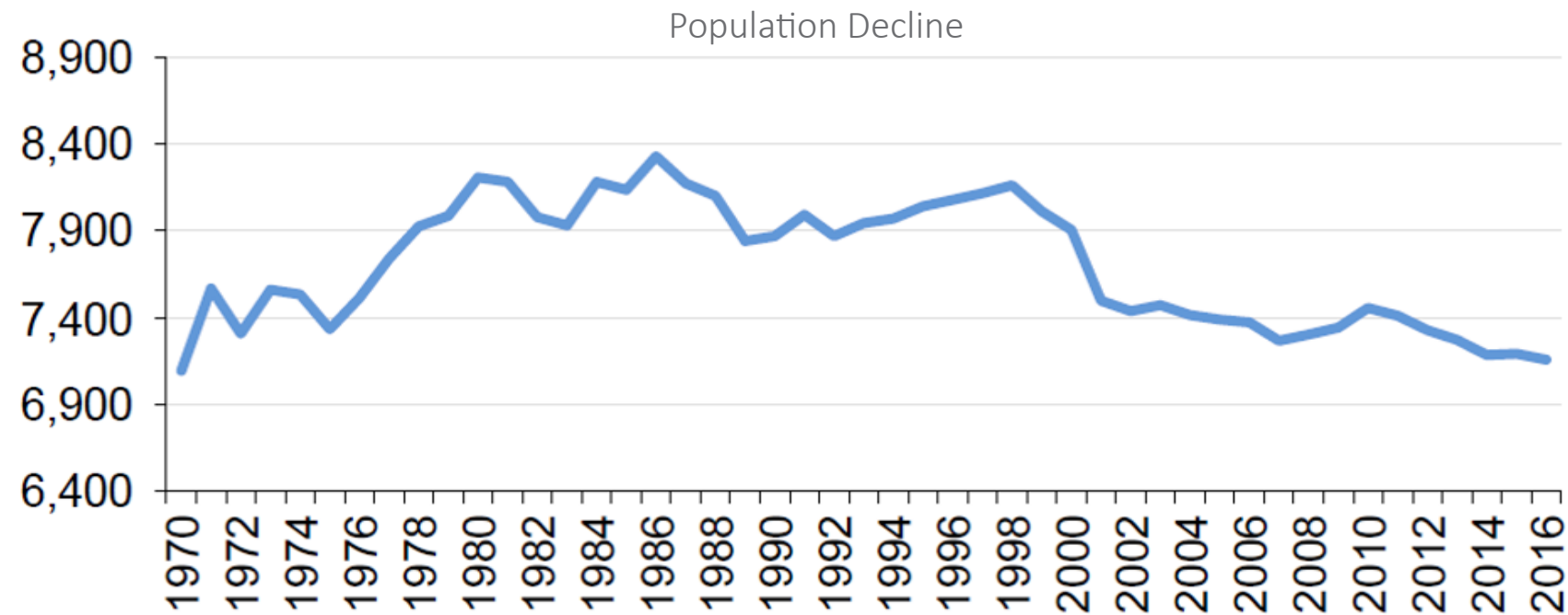
Flood Depths - 100 Year Storm



SOURCE: Oregon Department of Forestry

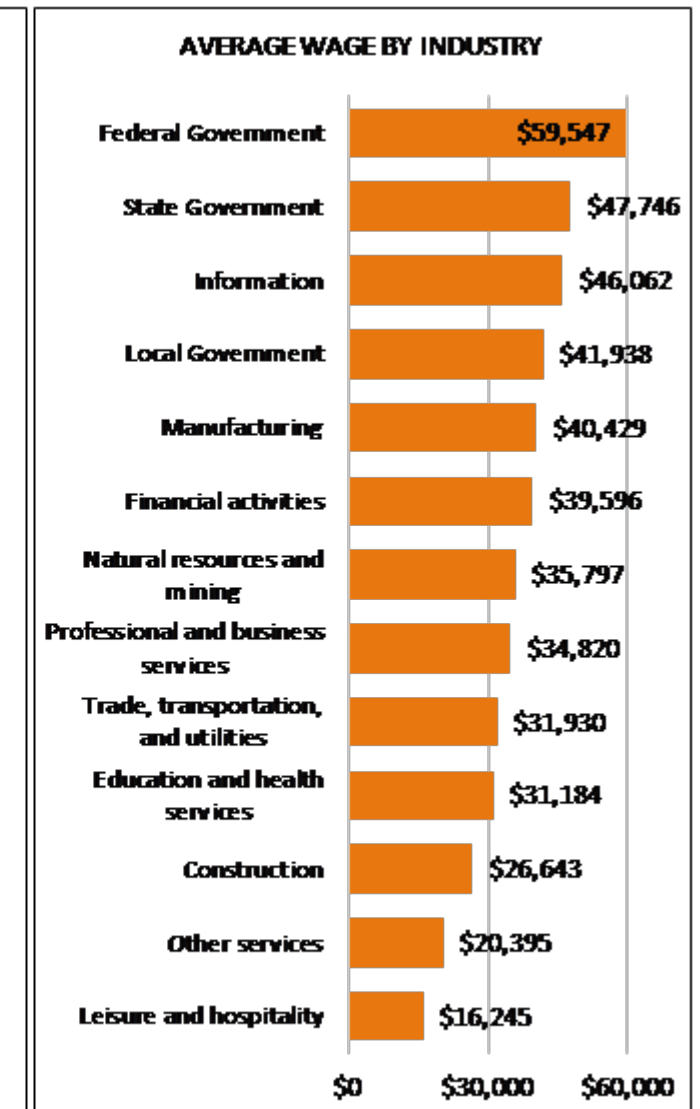
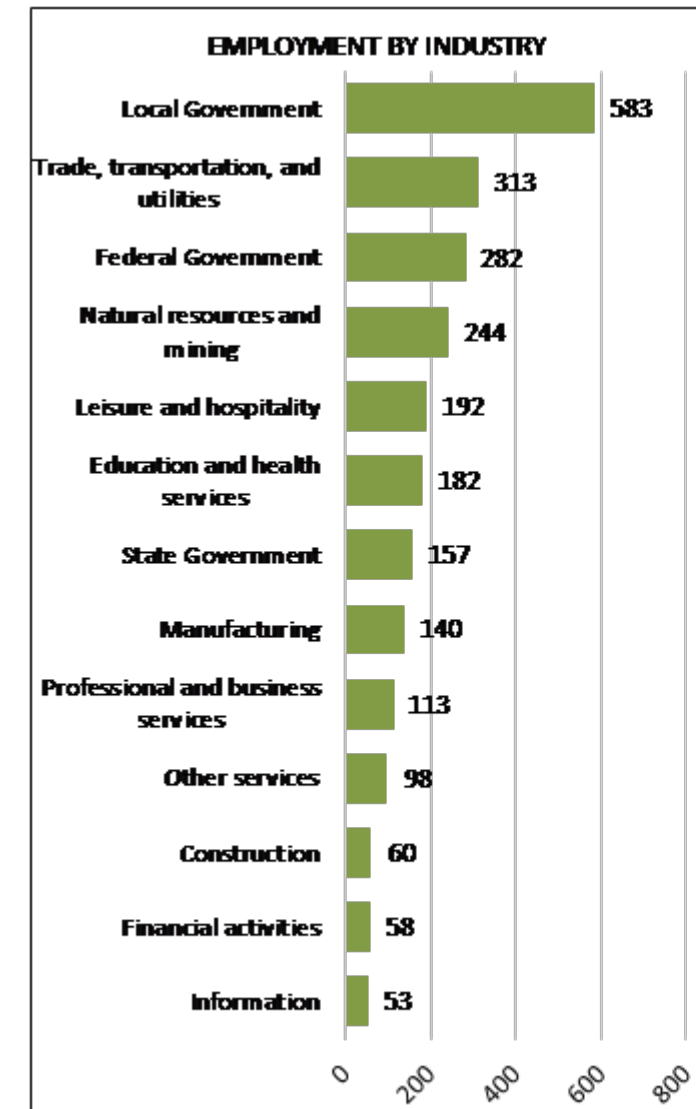
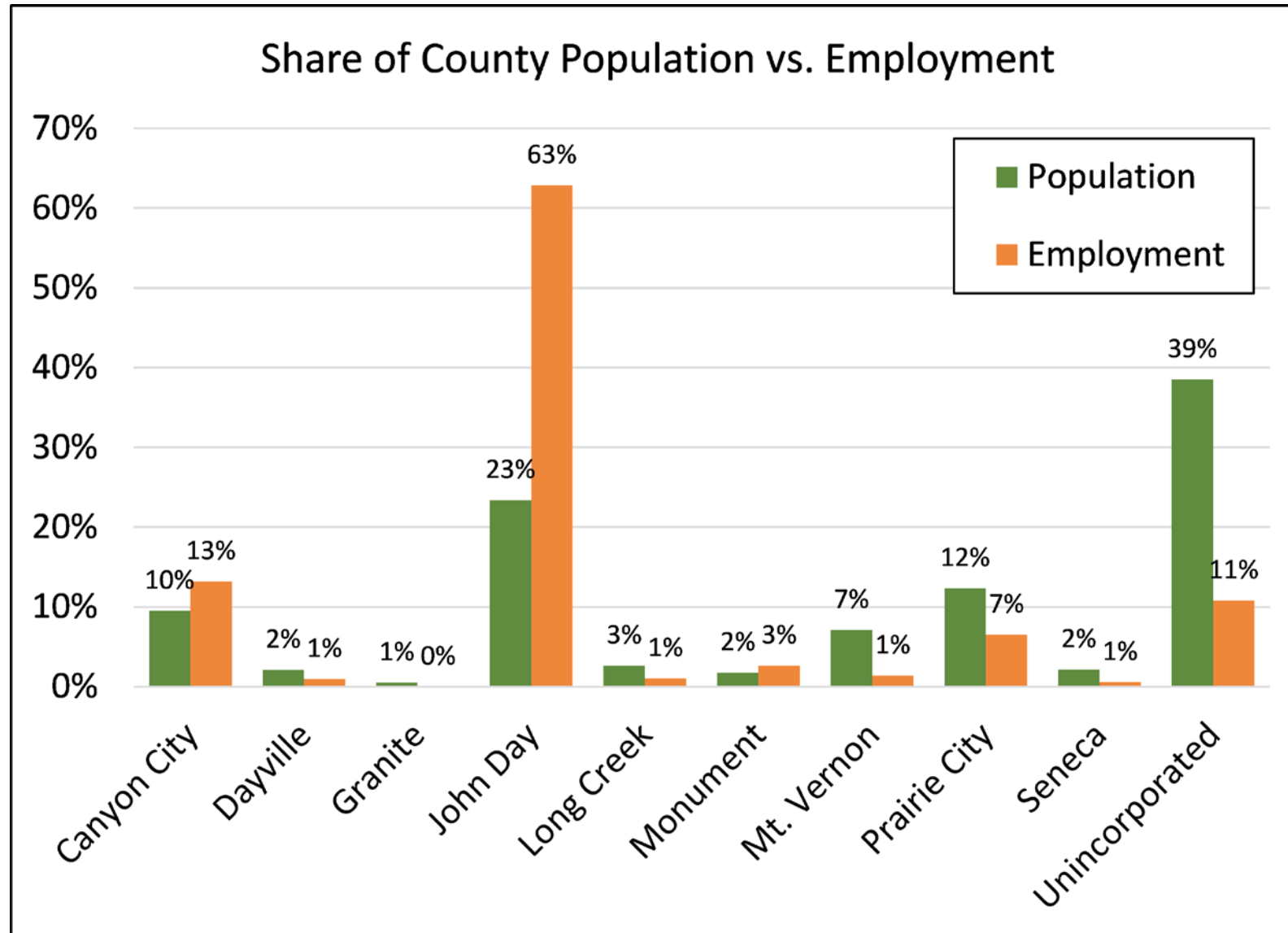


SOURCE: U.S. Bureau of Economic Analysis, JOHNSON ECONOMICS



SOURCE: U.S. Census Bureau

Overall Economic Conditions



SOURCE: PSU Population Research Center, Oregon Employment Department

Employment

Industry	SCENARIO I (Safe Harbor Forecast)				Projected Job Growth by Industry
	2018	2038	Chg.	AAGR	
Agriculture, forestry, fishing/hunt	493	551	57	0.6%	57
Construction	27	42	15	2.2%	15
Manufacturing	130	154	25	0.9%	25
Wholesale Trade	21	23	2	0.4%	2
Retail Trade	306	331	25	0.4%	25
T.W.U.	49	50	1	0.1%	1
Information	24	21	-3	-0.7%	-3
Finance & Insurance	120	131	11	0.4%	11
Real Estate	7	8	1	0.4%	1
Professional & Technical Services	34	39	5	0.7%	5
Administration Services	231	266	35	0.7%	35
Education	31	39	8	1.2%	8
Health Care	585	739	154	1.2%	154
Leisure & Hospitality	149	188	39	1.2%	39
Other Services	56	63	7	0.6%	7
Government	118	124	6	0.3%	6
TOTAL:	2,381	2,768	387	0.8%	

SOURCE: Oregon Employment Department, Johnson Economics

20-Year Industry Employment Forecast - John Day

John Day Innovation Gateway - Economic Revitalization

May 2020

	DEMAND BY GENERAL USE TYPOLOGY, 2018-2038						Total
	Office	Institutional	Flex/B.P	Gen. Ind.	Warehouse	Retail	
Employment Growth	106	89	19	21	10	84	330
Avg. SF Per Employee	350	600	990	600	1,850	500	554
Demand for Space (SF)	37,200	53,600	19,100	12,700	18,200	42,100	182,900
Floor Area Ratio (FAR)	0.35	0.45	0.30	0.30	0.35	0.25	0.33
Market Vacancy	10.0%	0.0%	10.0%	5.0%	5.0%	10.0%	10.0%
Net Acres Required	2.7	2.7	1.6	1.0	1.3	4.3	14.1
Implied Density (Jobs/Acre)	39.2	32.7	11.9	20.6	7.8	19.6	23.5

SOURCE: Oregon Employment Department, Johnson Economics, Mackenzie

Net Acres Required by Building Typology - John Day

John Day Innovation Gateway - Economic Revitalization

May 2020