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Sent Via Email to: Attn: Nicholas Green <greenn@grantcounty-or.gov>

City of John Day
450 East Main Street
John Day, OR 97845

Re: John Day Creative Industrial Hub

Dear City Councilors:

We are pleased to submit a Letter of Intent to purchase a 20-acre parcel within the Grant County Airport Industrial Park and transform it into a creative industrial hub of small businesses, makers, teachers, and artists. It will be a challenging property to improve. We bring an experienced team and a tailored approach to make it happen.

We are two business partners with professional experience in architecture, development management, marketing, and property management. Benjamin Ariff is a producer and marketing professional. His company, Straw to Gold has worked with the Eastern Oregon Visitors Association and City of John Day to support businesses and promote economic development. Ben Gates is an architect and development manager. His company Urban Patterns has built a food production and distribution hub that supports Oregon ranchers, farmers, and fisherman. Urban Patterns is currently working in Maupin and John Day to build office and production space to support small businesses.

We envision a creative industrial hub that advances the airport industrial park's economic development and affordability goals, supporting business and industrial opportunities that expand and sustain economic growth within the region.

By subdividing the parcel for a phased construction of 9 to 12 flexible buildings, we intend to create a community for entrepreneurs, makers, and artists.

Such a hub will help attract talent, grow trade skills, launch businesses, and support artists. Flexible industrial buildings can house shops, studios, training centers, and artists-in-residency. Open houses, workshops, and access to the products, professionals, trade resources, and artists of the industrial hub can benefit Grant County residents and businesses alike.

This parcel sits at the gateway to the industrial park and is adjacent to existing residentially zoned land. Key to the Creative Industrial Hub is a live/work arrangement where each building has a large industrial space facing the airport industrial park to the South and a small living space facing the residential zone to the North.

The project may require work with the City planner, public work director, and manager: 1) perform a geological & geotechnical study in light of a recent landslide on a portion of the property; 2) consider a light industrial zone as a step down zone from the airport industrial zone to the residential zone with a variance for ground floor dwellings in lieu of second story dwellings allowed in the light industrial zone; 3) partition the property; 4) extend the North Industrial Lane and utilities to the parcels; and

Per the March 2022 appraisal only 2.25 acres of the 20 acres (11%) were deemed feasible for development.

Given the location of this parcel in a Geologic Hazard overlay, we reached out to a geologist for an initial assessment. There is evidence of past landslides, suggesting slope stability issues north of the existing head scarp bisecting the site, leaving only the southern portion of the site along North Industrial Lane available for structures. The geologist recommended limiting development to lightweight structures (hence ground floor dwelling variance), limiting grading to cuts only (avoiding fill if possible), managing stormwater, and placing utilities and site access roads and drives outside of the sloping areas of the site.

Our proposal overcomes these geologic constraints by proposing single story industrial buildings with ground floor dwellings, dedicating a conservation tract where the existing drainage and slopes occur on the site, and by effectively managing stormwater directly adjacent to development with overflow conveyances to the proposed conservation tract.

Extending N Industrial Park road along the southern boundary of the site is likely the most prudent way to accommodate site access and utilities, to avoid placing this infrastructure in areas with less stable soils.

Attached is a non-binding letter of intent we hope you will find acceptable. We are prepared to work diligently with you toward a development agreement and purchase and sale agreement.

The North Industrial Creative Hub promises to provide an impactful addition to the Airport Industrial Park, to grow economic activity by providing space and opportunity for light creative industry artists and entrepreneurs at a smaller, family-based scale.