

### City Projects

- Innovation Gateway
- Innovation Gateway Industrial Site
- Ironwood Estates

- Impacted Businesses

### Companion Projects

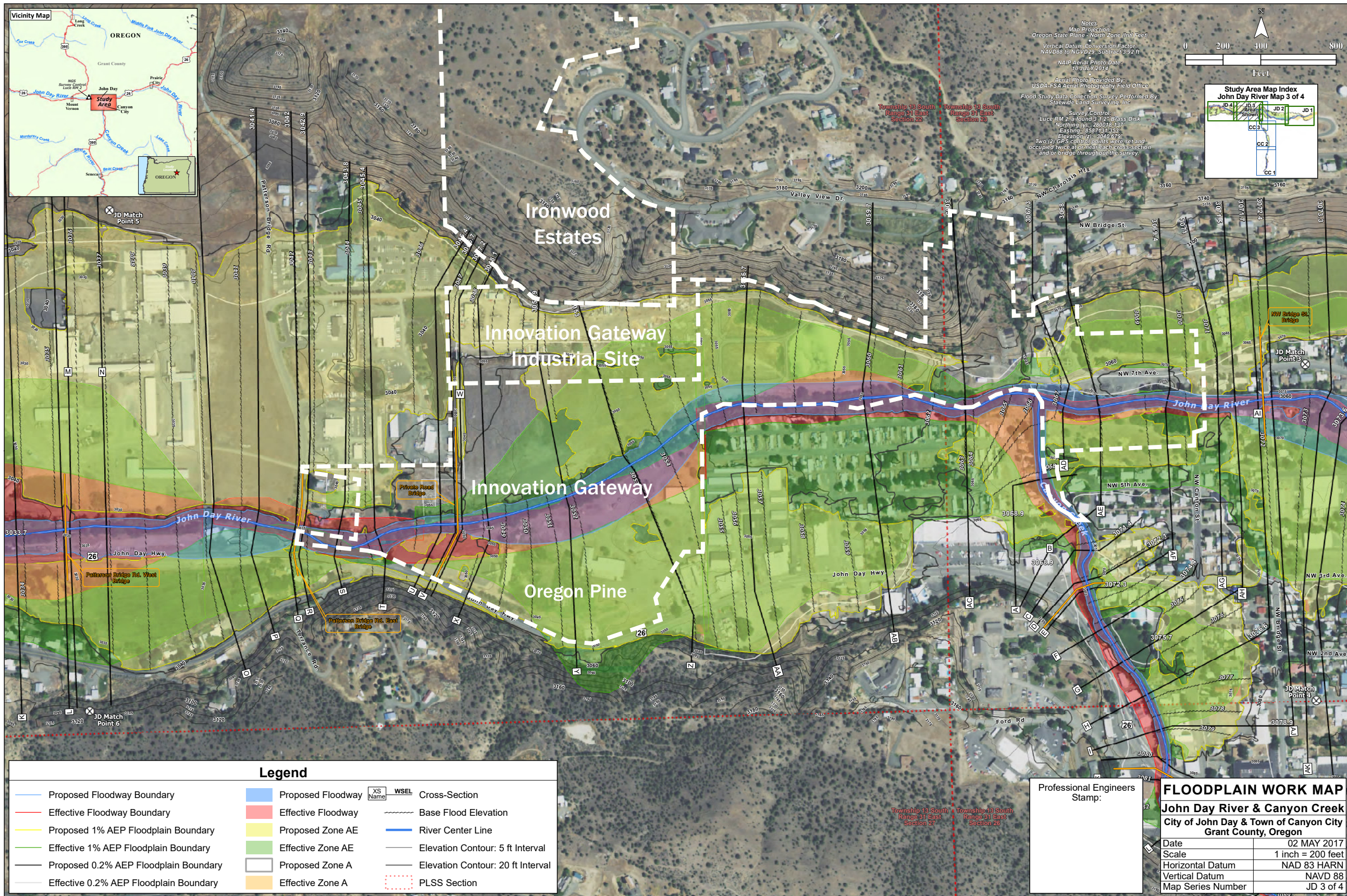
- Patterson Voltage Conversion  
(Oregon Trail Electrical Cooperative)
- Waste Water Treatment Plant  
(City of John Day)
- 4th Street Repair Project  
(City of John Day/FEMA)

John Day City Boundary



## Project Areas



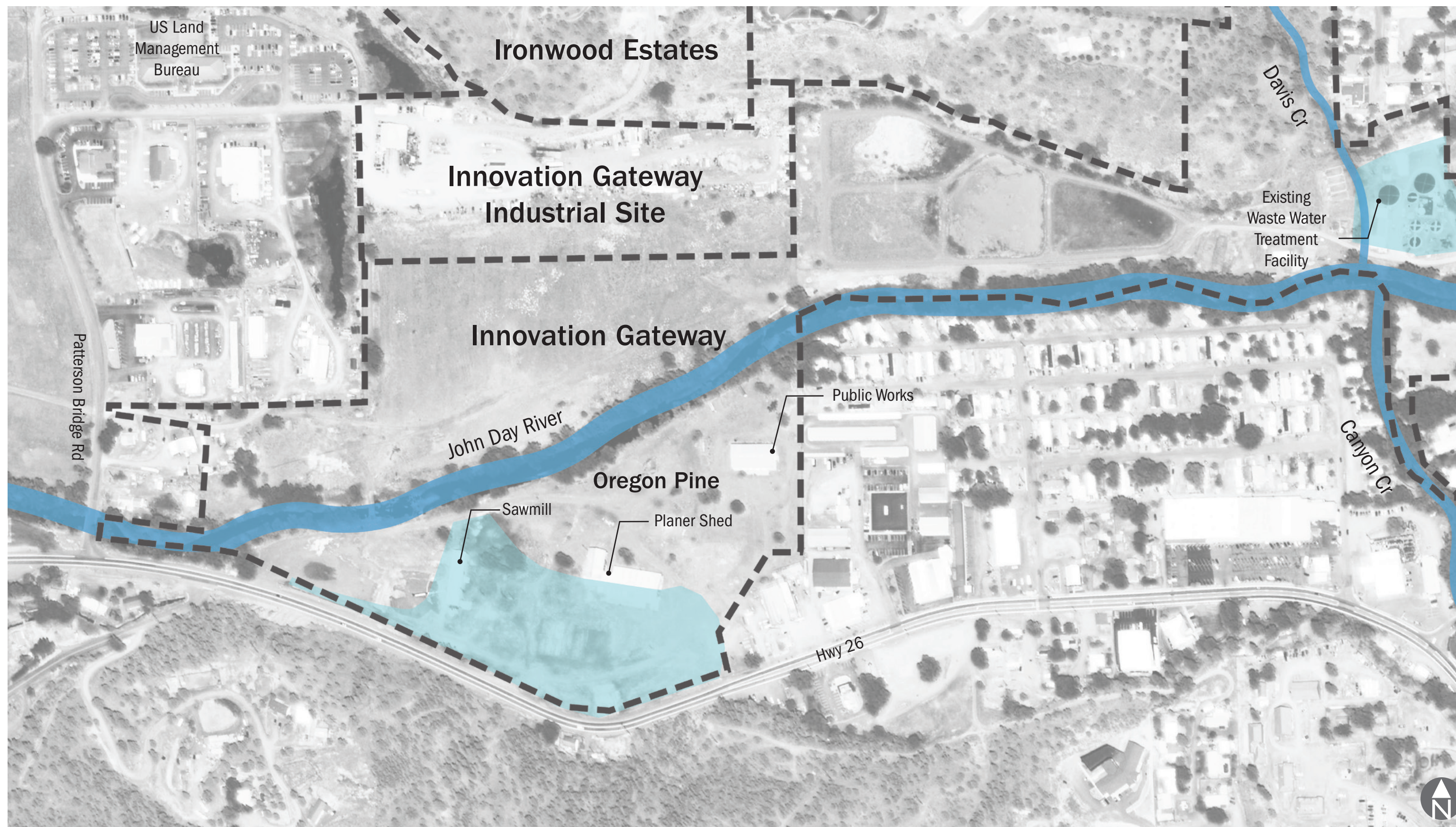


Project Areas

# FEMA Floodplain Map (effective 2019)

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## 2019 Flood Impact Diagram - Innovation Gateway Area

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





## 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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## Hotel - Architectural Rendering

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## Hotel - Architectural Rendering

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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

Images of project site, including photo taken during the 1950s of the Blue Mountain Mill operations.

# EXISTING SAWMILL

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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





SAWMILL - NORTH ELEVATION



SAWMILL - WEST ELEVATION

Exterior images of existing sawmill structure.

# EXISTING SAWMILL





SAWMILL INTERIOR - MAIN LEVEL



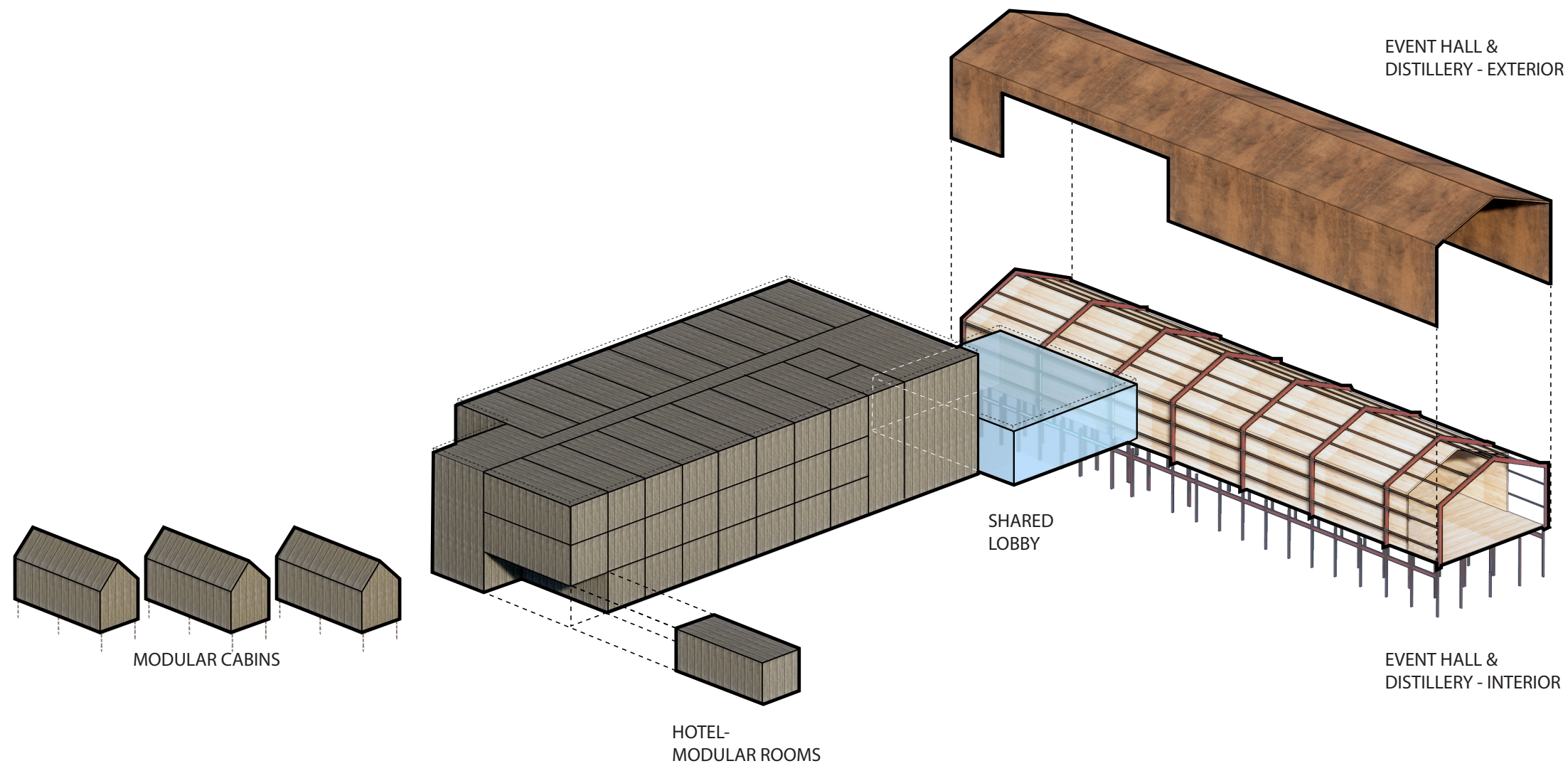
SAWMILL INTERIOR - LOWER LEVEL

Interior images of existing sawmill structure.

## EXISTING SAWMILL

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## MATERIAL LEGEND



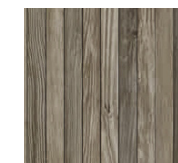
WEATHERED STEEL



GLAZING



MASS TIMBER

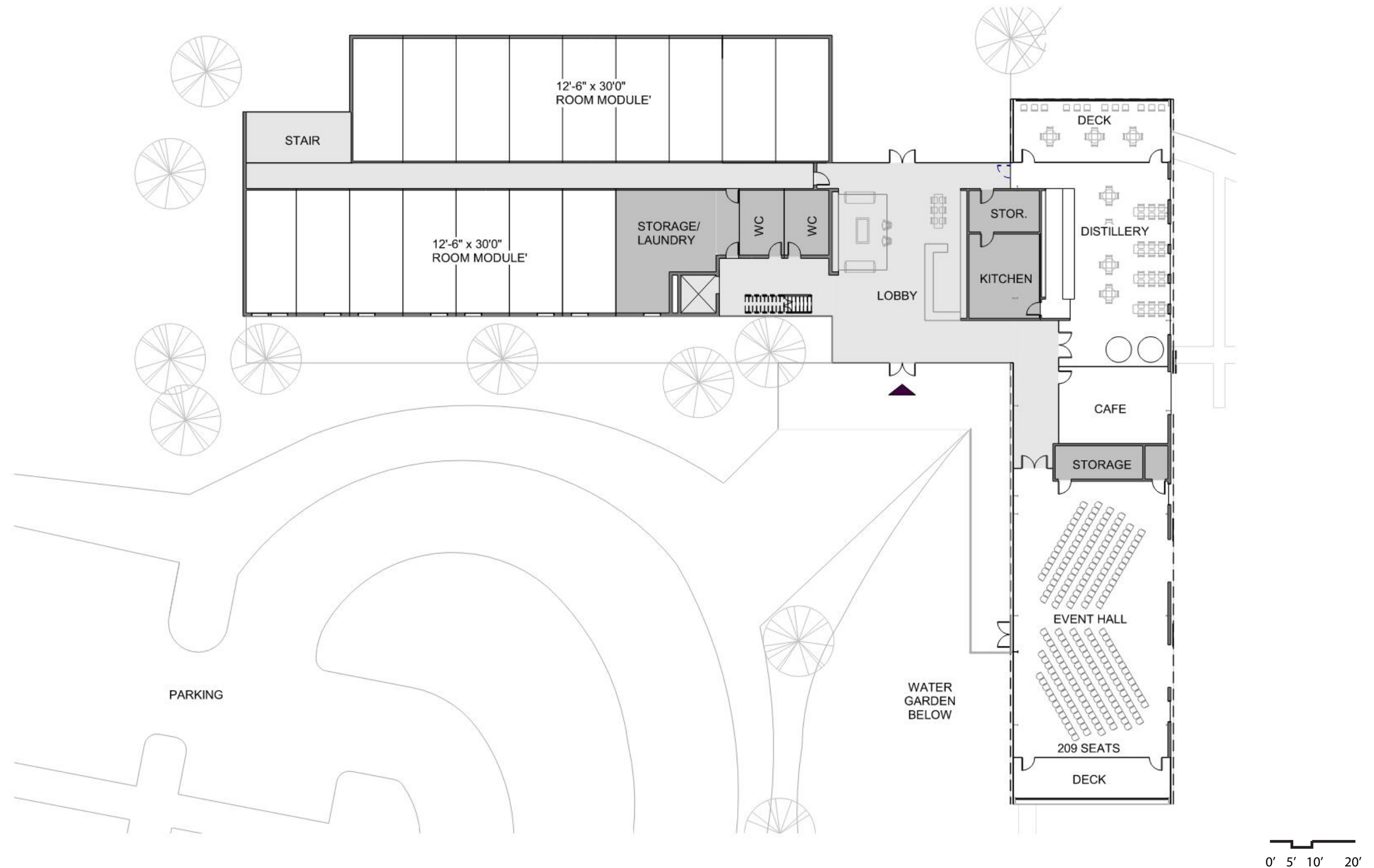


TIMBER VENEER &  
SALVAGED MILLWORK



EXISTING STEEL  
STRUCTURE



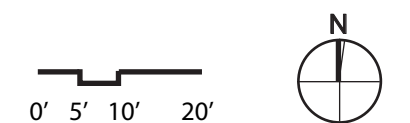
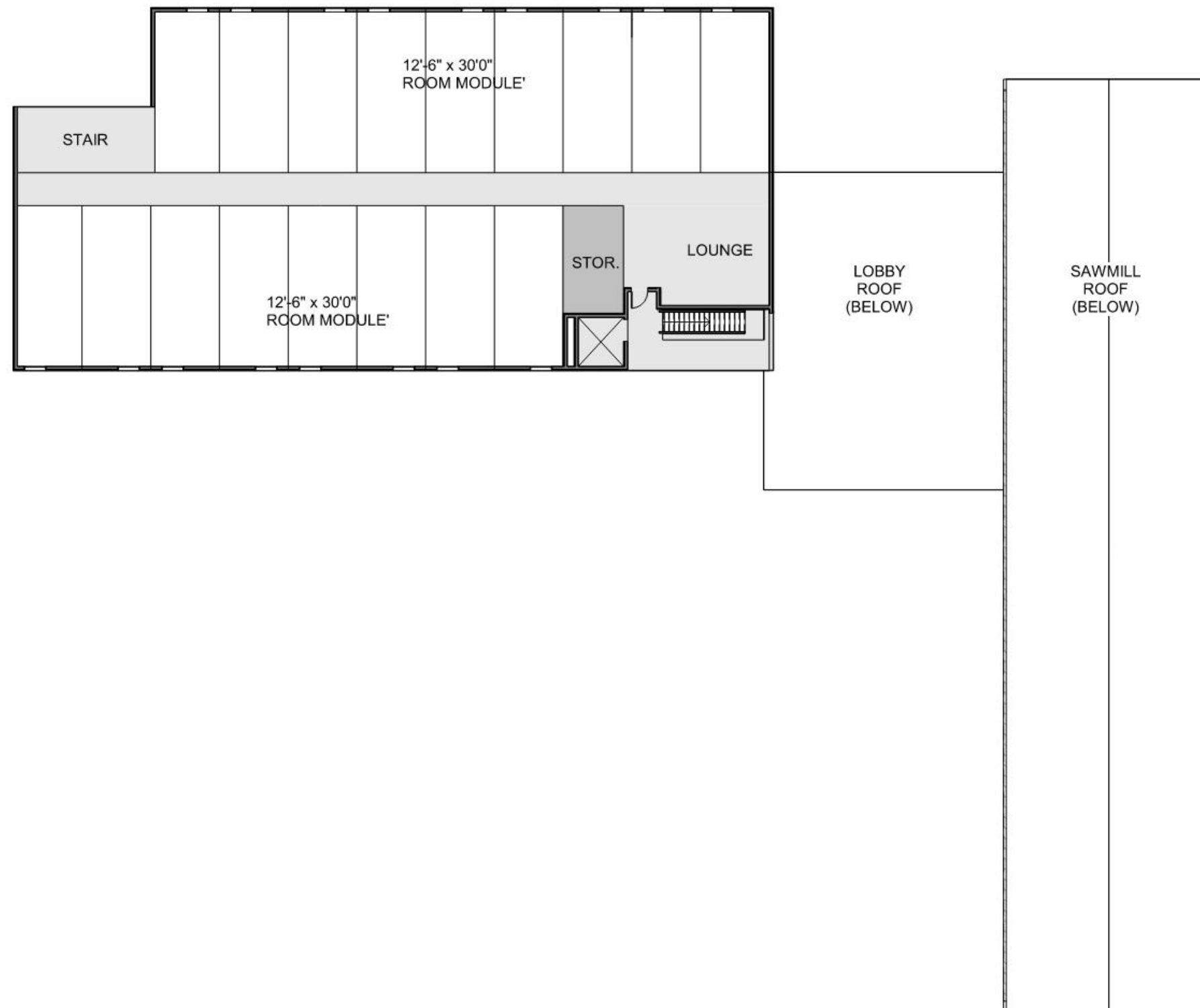


## MAIN LEVEL FLOOR PLAN

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

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## TYPICAL UPPER LEVEL FLOOR PLAN

Second and third level hotel floor plan.

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## 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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## COTTONWOOD CANYON EXPERIENCE CENTER - WASCO, OR

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

## PRECEDENT STUDIES

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REDFOX COMMONS - PORTLAND, OR

Architect: Lever Architects  
Owner: Langley Investment Partners

## PRECEDENT STUDIES

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GOLDWATER BREWING COMPANY - SCOTTSDALE, AZ

Owner: Goldwater Brewing Company

## PRECEDENT STUDIES

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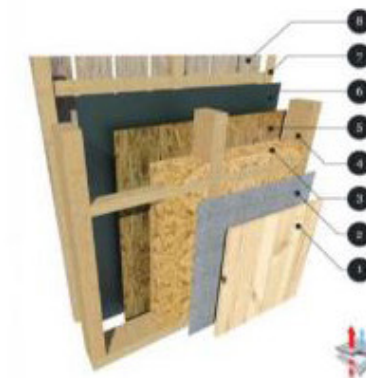
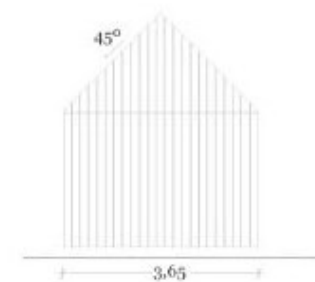
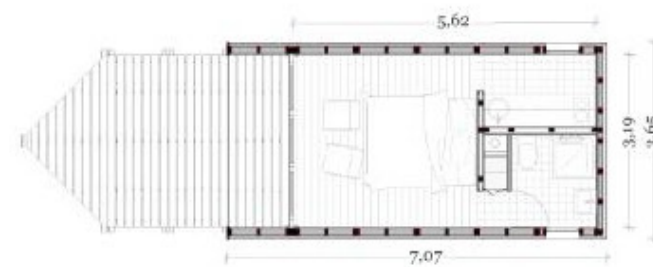
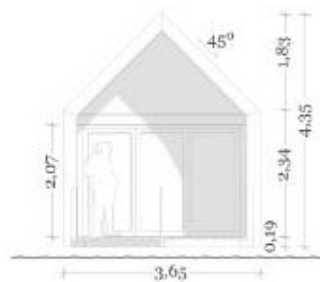
ROLLING HUTS - METHOW VALLEY, WA

Architect: Olson Kundig Architects  
 Owner: Michal Friedrich

## PRECEDENT STUDIES

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## LUSHNA PREFABRICATED CABINS - VARIOUS LOCATIONS

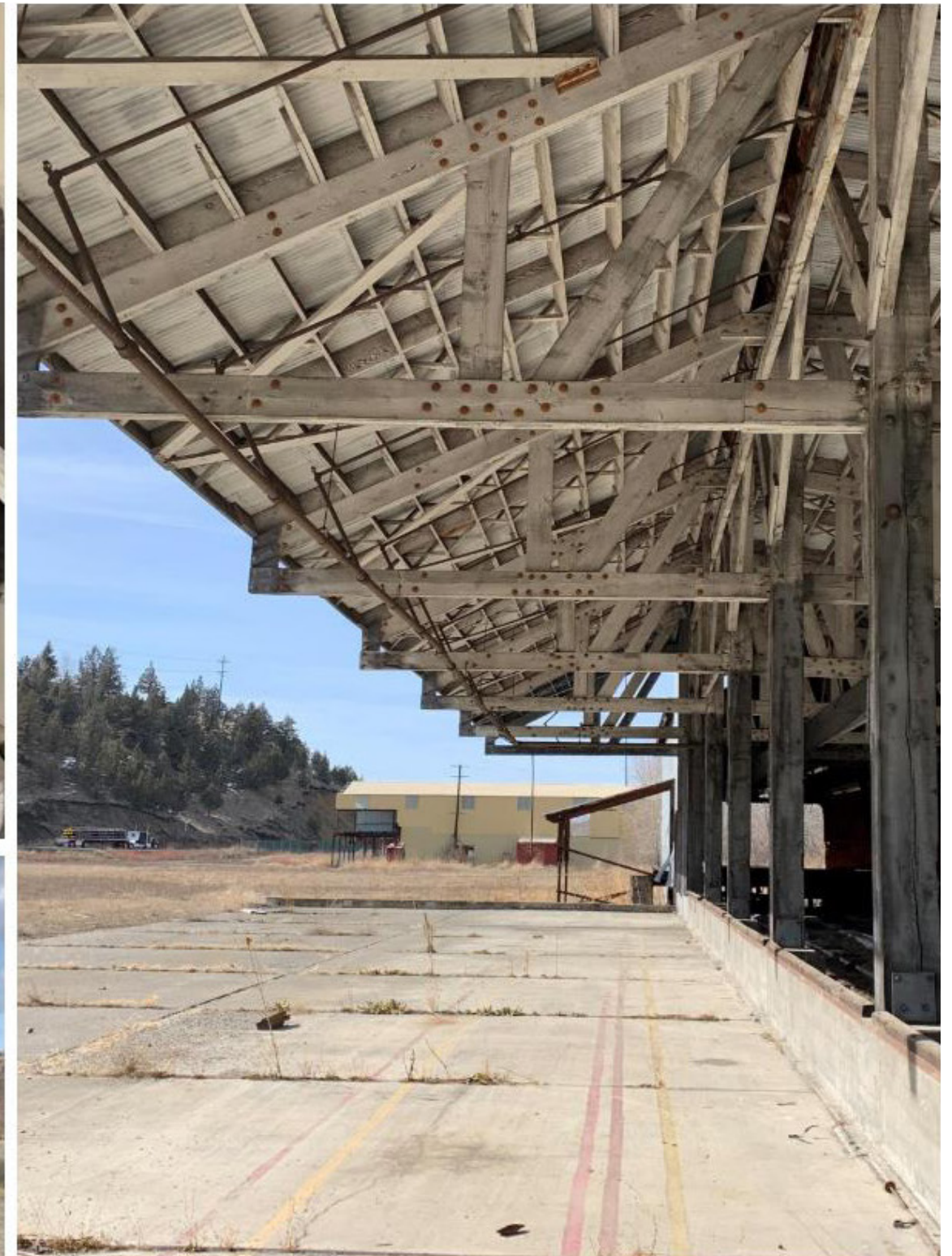
Architect: Lushana D.O.O.

## PRECEDENT STUDIES

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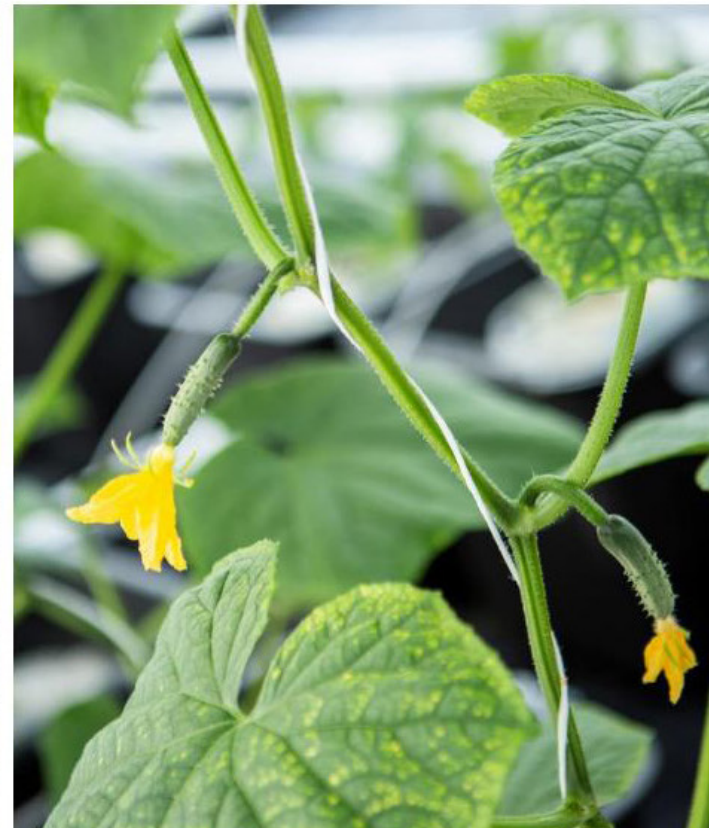




## EXISTING SORTER SHED

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## EXISTING HYDROPONIC GREENHOUSES

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## EXISTING HYDROPONIC GREENHOUSES

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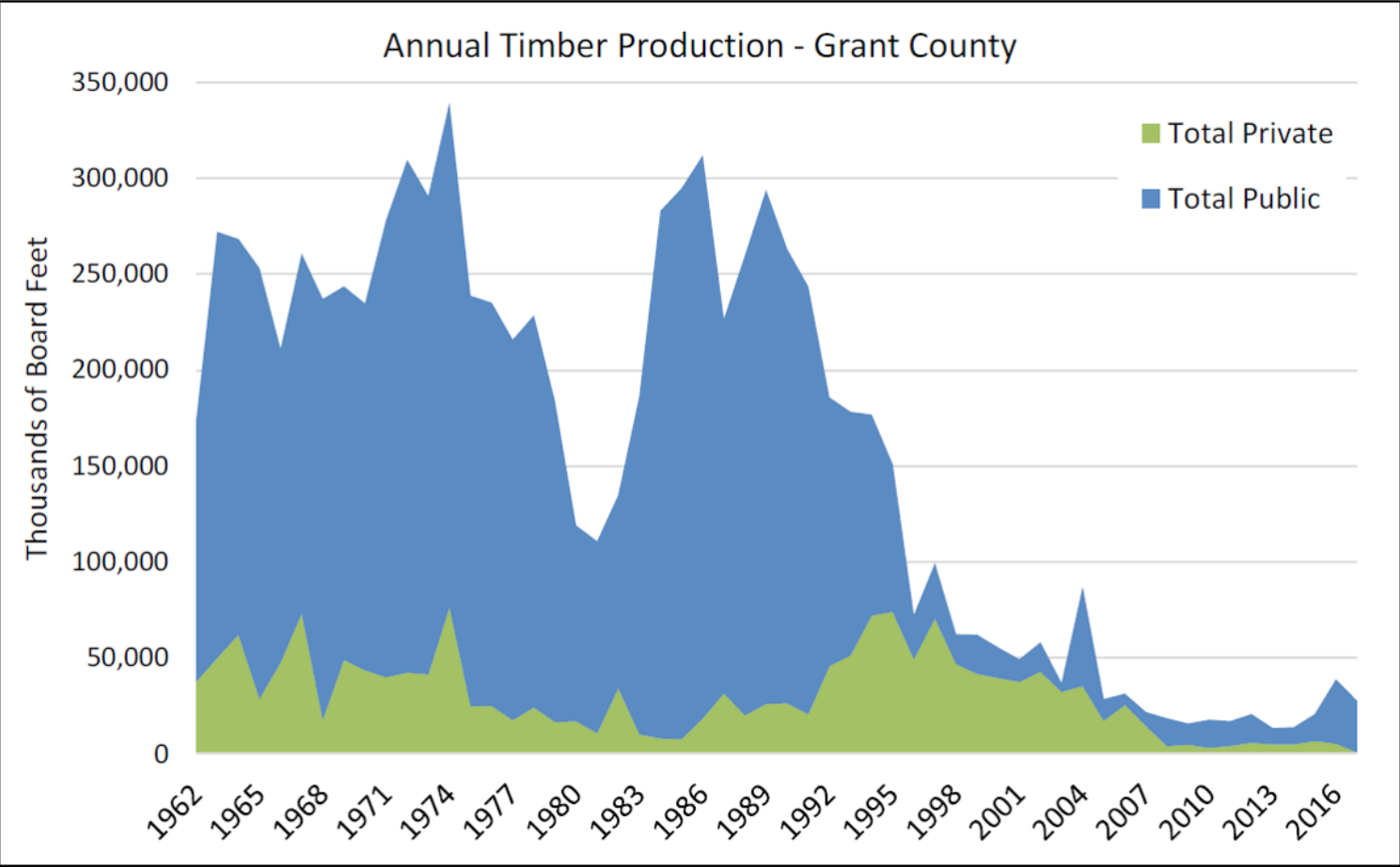
|  |                                  |   |                       |  |   |             |
|--|----------------------------------|---|-----------------------|--|---|-------------|
| <b>Project:</b><br>WaterHub® Reclamation System and Ancillary Improvements |                                  | <b>Title/Description: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

# PROPOSED WATER TREATMENT FACILITY

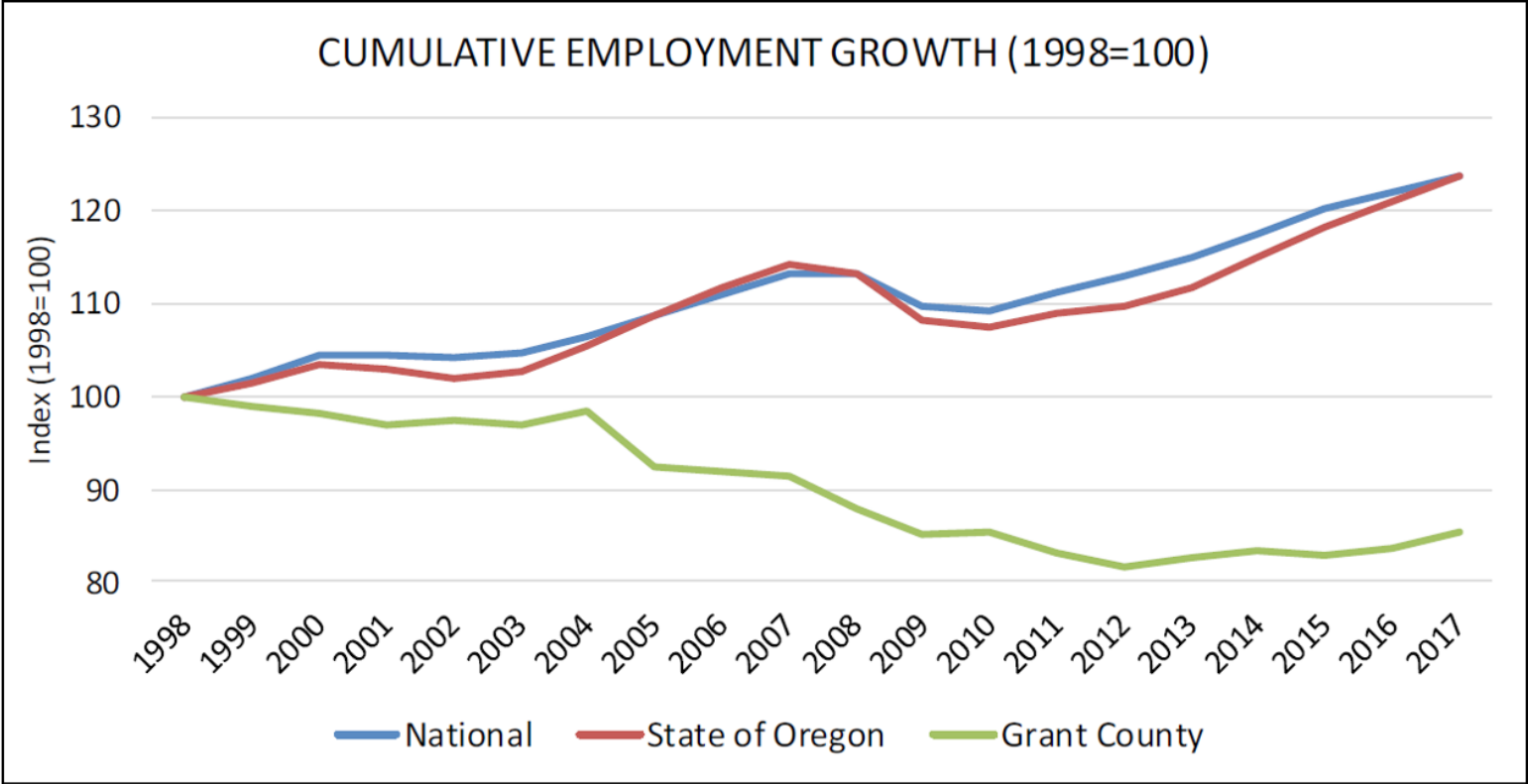
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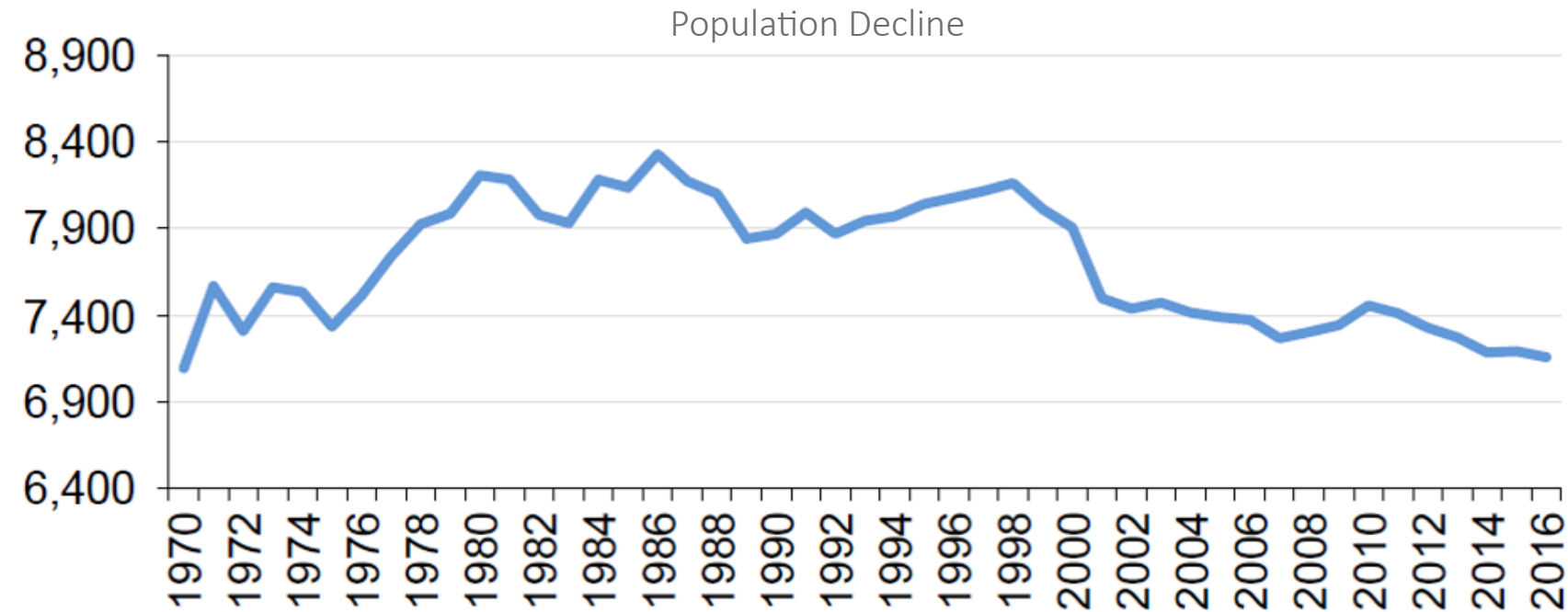




SOURCE: Oregon Department of Forestry



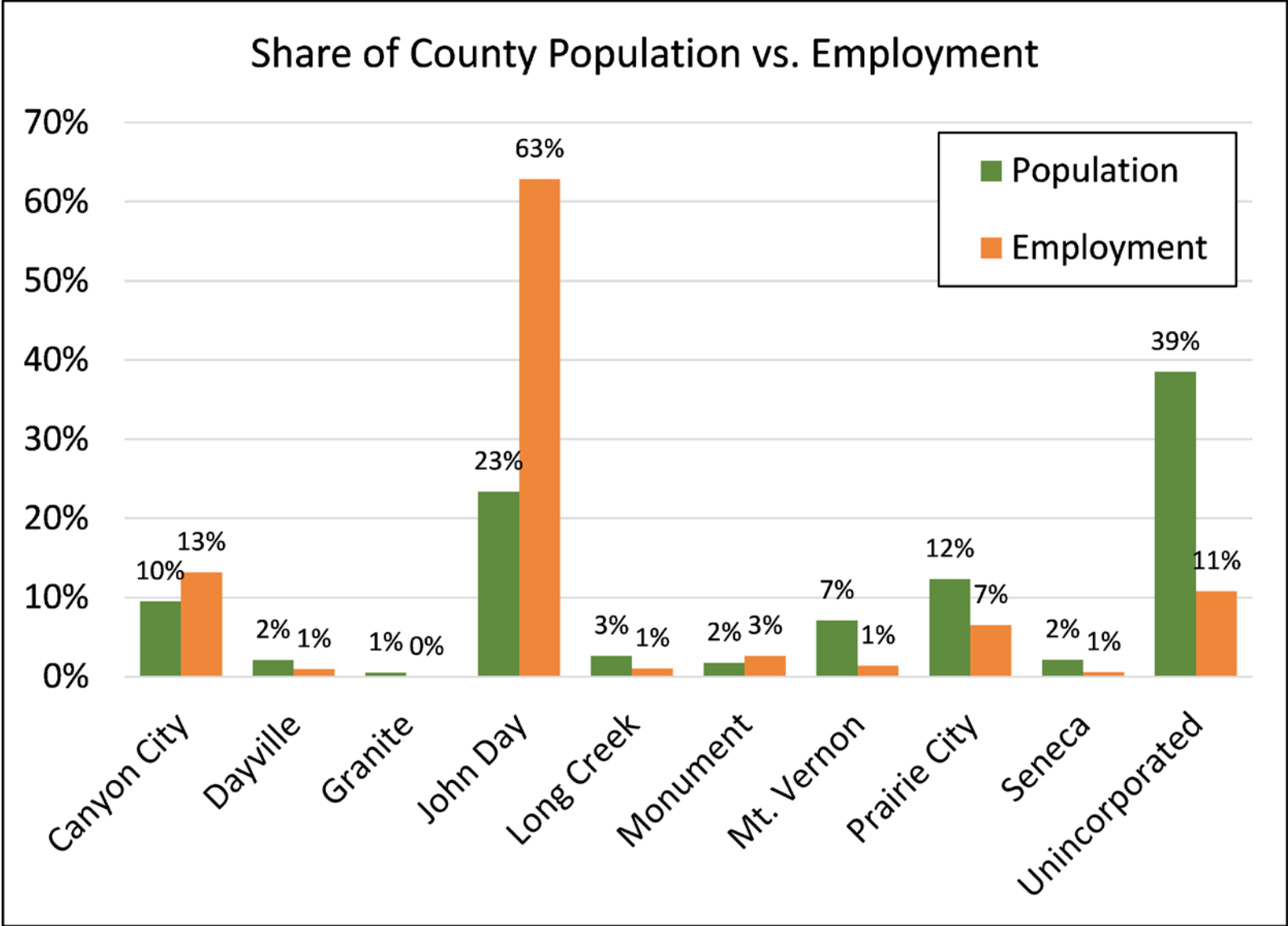
SOURCE: U.S. Bureau of Economic Analysis, JOHNSON ECONOMICS



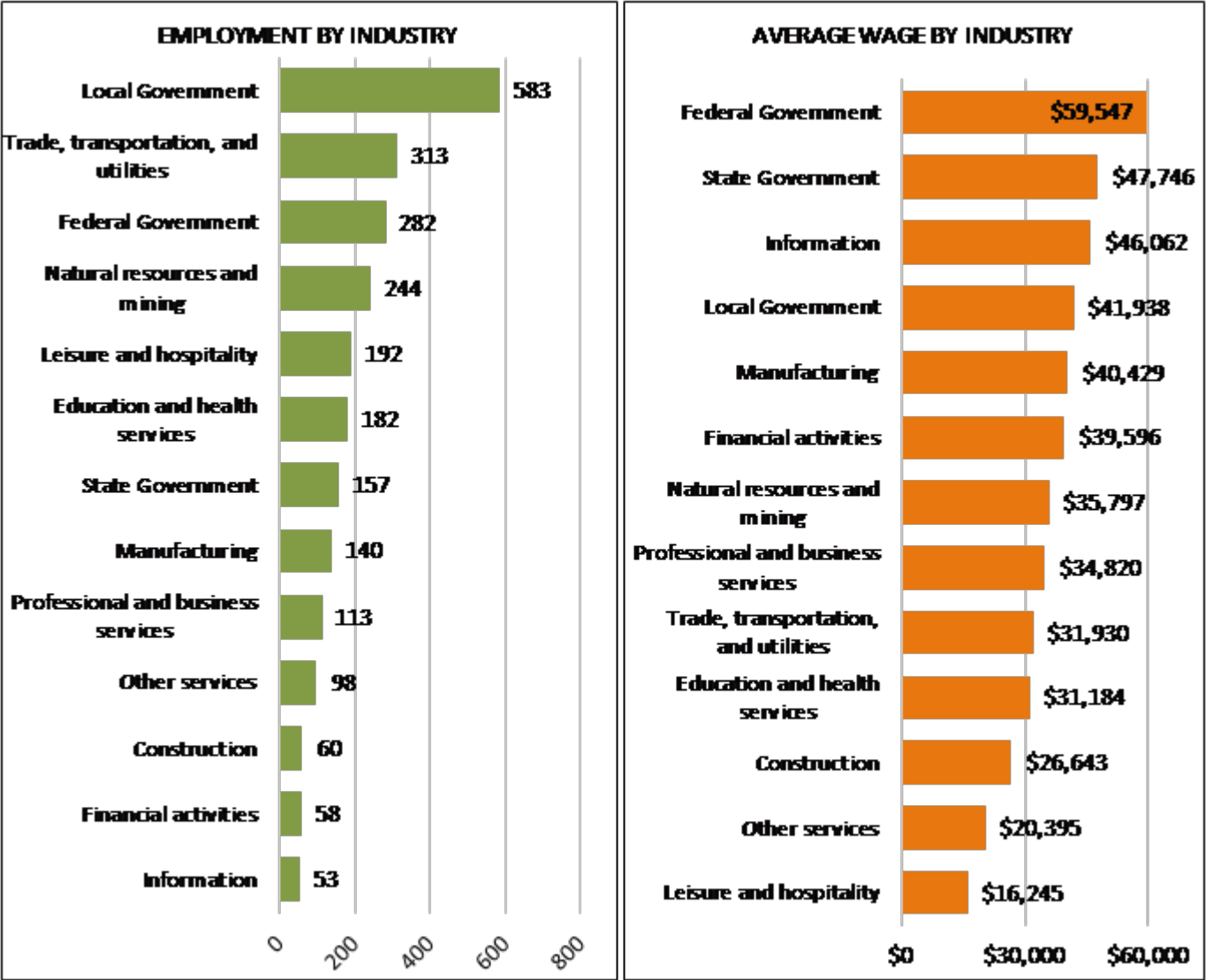
SOURCE: U.S. Census Bureau

# Overall Economic Conditions



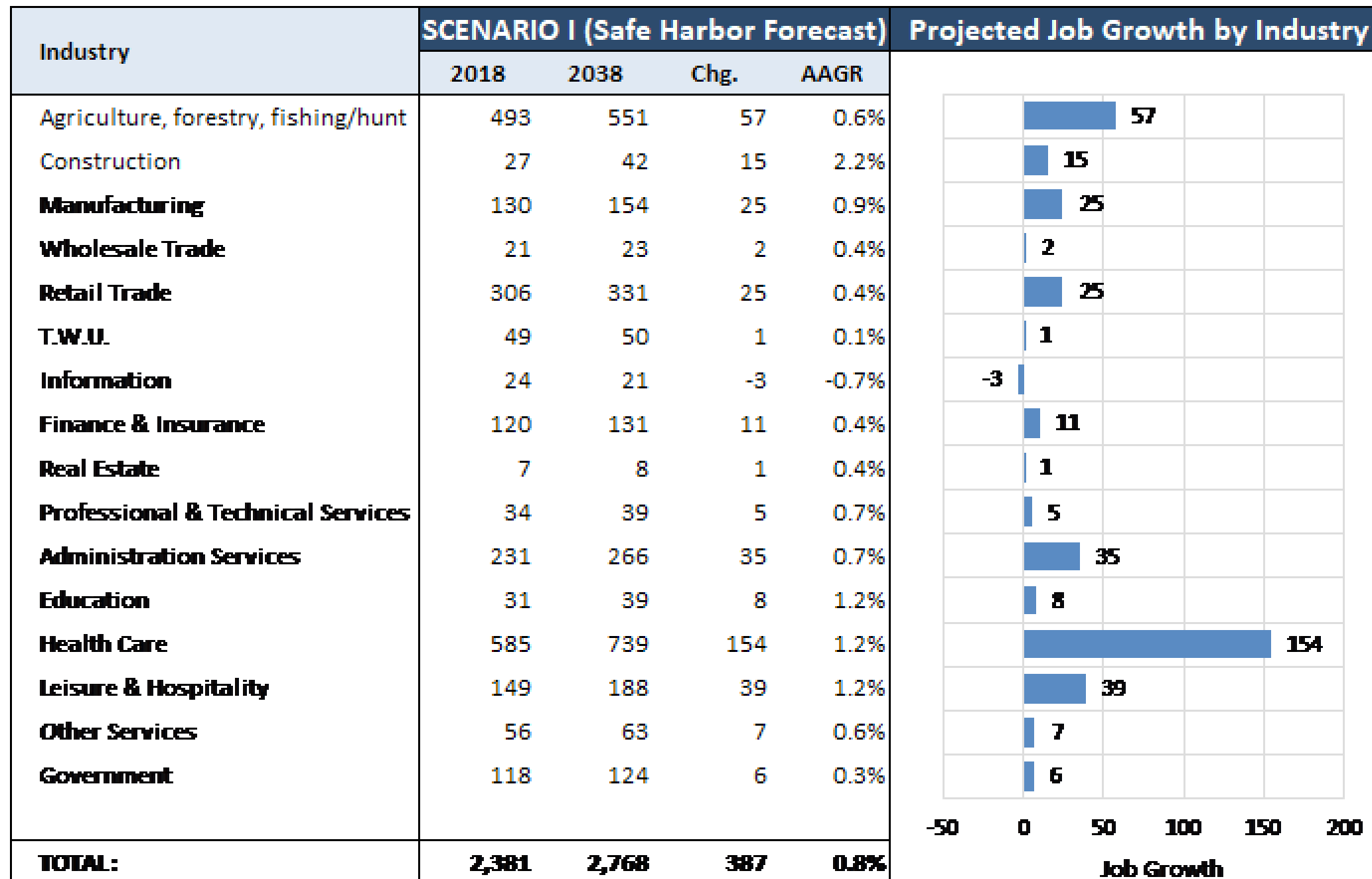


SOURCE: PSU Population Research Center, Oregon Employment Department



# Employment





SOURCE: Oregon Employment Department, Johnson Economics

## 20-Year Industry Employment Forecast - John Day

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|                             | 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