

Josh Wheeler  
City Engineer, Oregon City

Mr. Wheeler,

I am submitting this letter to request that myself as property owner of 615 High St. along with potential tenants Rick and Shelly Strauss of Bent Shovel Brewery be put on the agenda for the commissioner hearing on the 20<sup>th</sup> of November. I believe that we have compelling reasons to request that the commissions seek to include the three properties located on High St. between 6<sup>th</sup> and 7<sup>th</sup> Ave in the 7<sup>th</sup> St. and Molalla discount zone boundary.

Our rationale for the request to the commissions are as follows:

1. The inclusion of the property in the discount zone seems to address the potential issue that we have created an Island where the two discount zones naturally meet. See 'elevate discount 3d' (both 1 and 2). The property is located 1 block from 7<sup>th</sup> st. but looks directly across high street to city hall that was included in the discount zone. Do we not want the downtown and midtown to connect?
2. The Elevator (or Elevator St.) is a natural extension of 7<sup>th</sup> st. Roadsideamerica.com notes that Elevator Street is the only vertical street in North America. Do we not also recognize it as a vertical street? While it is not 7<sup>th</sup> st., that is already included in the discount zone, it is at the end of 7<sup>th</sup> st. in downtown and how people access 7<sup>th</sup> st. in midtown.
3. Tourism is important to Oregon City:
  - a. Linger Longer – tourist and pedestrians need a place to hang out at the top of the elevator if it is going to be an effective tourist attraction. We've already invested assets into the elevator, so having a meaningful place as a destination may give many more people a reason to try the elevator.
  - b. The Oregon City Elevator is on Oregon's Mt. Hood Territory Heritage Trail. Bent Shovel is on the Oregon's Mt. Hood Territory Tap Trail. Let's bring the two together at the top of the elevator.
  - c. Will Oregon City create a Tap Trail? We understand that is already in the works. Would we not want the trail to include our iconic elevator?
4. The discount zone takes away the transportation piece of the SDC's that would otherwise prevent this potential tenant/landlord partnership from happening.
  - a. Much of the transportation from and to the potential spot for Bent Shovel would likely come from
  - b. 1) Elevator Traffic
  - c. 2) Existing neighborhood, and
  - d. 3) People who will ultimately part at the City Hall afterhours.
  - e. The city hall, of course, is already in the discount zone and it might be argued that the traffic impact might not be significant as a result of these things.
5. Given the parking availability of the City Hall, the street parking available, and the other tenants at Elevate Plaza being willing to share parking, it's not foreseen to create any challenges for parking requirements.

6. We have a show support for our proposal from:
  - a. The Oregon City Business Alliance
  - b. Fellow members of the brewers community
  - c. The Oregon City Chamber of Commerce
  - d. The Downtown Oregon City Association
7. The property at 615 High st. (Elevate Plaza) has seen a growing number of problems associated with people experiencing homelessness. Having more activity later into the hours at Elevate Plaza and at the top of the Elevator will undoubtedly help to detour trouble associated with the homelessness problem. We don't see vandalism, loitering, littering or many other types of problems when we have people and activity present.

Attached to this letter of request you will find:

1. Letters of support from
  - a. Oregon City Business Alliance
  - b. Coin Toss Brewing
  - c. Oregon City Chamber of Commerce
  - d. Downtown Oregon City Association
  - e. The Hive Tap-house
2. A map showing the two existing discount zones and the 'island effect'
3. A map showing the two existing discount zones in relation to each other
4. A before and After of what the exterior courtyard might look like in use

We are very excited about the opportunity to pursue this relationship in Oregon City and we look forward to a chance to seek our request in front of the commission. Please don't hesitate to call me directly for any questions you might have.

Thank you,

X 

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Ben James  
Owner, 615 High St.

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