



**CITY OF OREGON CITY
JOINT CITY COMMISSION AND CLACKAMAS
COUNTY COMMISSION SPECIAL WORK
SESSION AGENDA**

Commission Chambers, Libke Public Safety Facility, 1234 Linn Ave, Oregon City
Tuesday, April 8, 2025 at 6:00 PM

Typically there are no public comments at work sessions, but written comments are accepted by:

- Email recorderteam@orc.org (deadline to submit written testimony via email is 3:00 PM on the day of the meeting)
- Mail to City of Oregon City, Attn: City Recorder, P.O. Box 3040, Oregon City, OR 97045
- You may also attend this meeting by watching the livestream on the City's YouTube Channel:

<https://www.youtube.com/user/CityofOregonCity>

1. CONVENE MEETING AND ROLL CALL

2. GENERAL BUSINESS

- a. Downtown Oregon City Courthouse Discussion

3. ADJOURNMENT

ADA NOTICE

The location is ADA accessible. Hearing devices may be requested from the City Recorder prior to the meeting. Individuals requiring other assistance must make their request known 48 hours preceding the meeting by contacting the City Recorder's Office at 503-657-0891.

Agenda Posted at City Hall, Pioneer Community Center, Library, City Website.

Video Streaming & Broadcasts: The meeting is streamed live on the [Oregon City's website](#) and available on demand following the meeting. The meeting can be viewed on Willamette Falls Television channel 28 for Oregon City area residents as a rebroadcast. Please contact WFMC at 503-650-0275 for a programming schedule.

March 24, 2025

Chair Craig Roberts

Commissioner Paul Savas

Commissioner Martha Schrader

Commissioner Ben West

Re: Clackamas County Main Street Courthouse

Esteemed Chair and Commissioners,

As business and property owners in the Downtown Oregon City district, we write to express our strong support for the County's Courthouse RFEI process and our appreciation for the thoughtful and intentional approach you've taken to planning the future of this site.

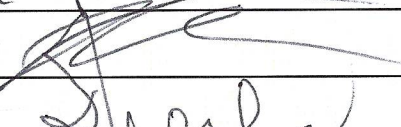
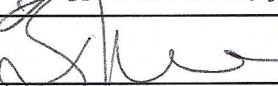
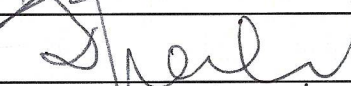
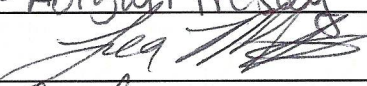
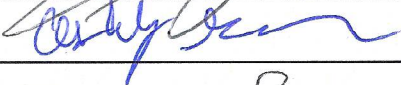
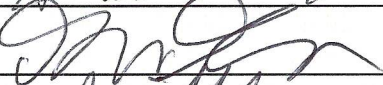
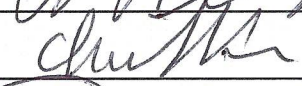
We are business owners who open our doors everyday in the downtown core. We want to boldly state our preference for the selection of a committed development partner that will deliver housing, retail, an expanded Liberty Plaza, and prioritizes parking. Importantly, we strongly believe a key factor in success with this initiative is selecting a developer whose proposal does not rely on any public funding.

We are not in support of a proposal that would keep the current structure in totality for a repurposed use, as the Courthouse Appraisal Report deemed the building not structurally sound and cannot be upgraded to meet seismic safety standards. We support the preservation of aesthetic elements of the design and would be delighted to see these preserved elements reflected in an upgraded Liberty Plaza as a testament to the long history of the County Seat in Oregon City's downtown district.

Downtown Oregon City is on the precipice of economic development as new businesses, restaurants and retail have opened in the last year. We implore the Board of County Commissioners to continue with the RFEI process as designed, voted on, and approved. While we understand some voices are interested in preservation of the past as a main driver, we believe economic vitality can be achieved with preservation of the past in mind, but not as the main driver of decision making on a future path forward.

As community partners, we greatly appreciate and respect the effort and thoughtful due diligence you've afforded this process. We stand ready to work alongside you, the public, and any selected partner(s) to ensure this project moves forward in a way that serves the best interests of downtown. Thank you for your time and consideration.

Respectfully,

Business	Business Owner	Signature
HARDWARE Etc	DEAN BOLLINGER	
Refinery	Janine Webster	
Studio Gray Stone		
BUOCH FURNITURE	ANDY & NANCY BUSCH	Nancy Busch
Busch Furniture	Andy & Nancy	Cynthia E. Busch
Lucky Supreme	Justin Baughman	Kate Baughman
Abigail Presley	Adore Salon & Day Spa	Abigail Presley
Com Comer: Hobbys	Leanna Mathelet	
Glory James	Kristin Zimmerman	
Handike Furniture	Robert Ware	
The Verdict hand grill	Jake Joy	
Taste of the V	TRISH JOY	
Nebbiolo Wine Bar	Yvette Kirwin	Yvette Kirwin
McAnulty and Barry's	Jesse Joy	
McAnulty + Barry's	Ashley Gardner	
WATERSHED CAFE+BISTRO	JARA Wainstall	Tara Wainstall
WATERSHED CAFE+BISTRO	AARON WAINSTALL	Aaron Wainstall
Arch Bridge Tapouse	Gene Gligorica	
TRUE BIZ TOYS	CHRIS TRUEB	

White Rabbit/Black Ink
Oregon City Records

Danielle Walker
Tary E. Conner




April 6, 2025

Mayor McGriff

Commissioners Mitchell, Marl, and Wilson

Oregon City Commissioners

Re: Redevelopment of the Main Street Courthouse – A Call for Economic Vitality

Esteemed Mayor and Commissioners,

As you prepare for your joint work session with the Clackamas County Commission on April 8 regarding the Request for Expressions of Interest (RFEI) for the courthouse site, we write on behalf of the local business community to stress the importance of a clear path forward centered on **economic revitalization**.

This property presents a once-in-a-generation opportunity to ignite transformative growth in downtown Oregon City. We urge the City Commission to adopt the following priorities when providing input to the County Commission:

- **Prioritize economic growth above all else.** Redevelopment of this site should serve as a catalyst for sustained commercial activity and business investment that drives long-term vitality in the urban core.
- **Require fully self-funded, feasible proposals.** Given the uncertainty of public resources, proposals must stand on their own—no reliance on city or county funding, incentives, or speculative partnerships.
- **Ensure timely and realistic development timelines.** Delays in repurposing this high-profile site risk deepening economic stagnation and jeopardizing the fragile momentum of downtown business.
- **Maximize site utility with market-driven uses.** Housing and parking are important considerations, successful redevelopment should prioritize high-impact, economic-driver uses with clear community benefit.
- **Design with foot traffic and commerce in mind.** Any future use should contribute to downtown foot traffic and consumer activity, enhancing the vibrancy and competitiveness of our business district.

We also note the seismic vulnerability of the existing courthouse and the importance of swiftly removing this barrier to responsible redevelopment.

Thank you for your leadership. We appreciate your consideration in ensuring a future for this site that benefits all of Oregon City and Clackamas County.

Sincerely,

The Board of Directors

The Government & Economic Affairs Committee

The Executive Director

Oregon City Chamber of Commerce

Evan Lee

From: Tony Konkol
Sent: Tuesday, April 8, 2025 1:30 PM
To: Jakob Wiley; Evan Lee
Subject: FW: April 8, 2025 Clackamas County / Oregon City Joint Meeting on Clackamas County Courthouse
Attachments: 1990s 8th Street Dock Concept.png; 1990s Masonic Lots Parking Structure Concept.png

From: James Nicita <james.nicita@gmail.com>
Sent: Monday, April 7, 2025 7:02 PM
To: bcc@clackamas.us; Denyse McGriff <dmcgriff@orcity.org>; Rocky Smith, Jr. <rsmith@orcity.org>; Mike Mitchell <mmitchell@orcity.org>; Adam Marl <amarl@orcity.org>; Scott Wilson <swilson@orcity.org>
Cc: gschmidt@clackamas.us; Tony Konkol <tkonkol@orcity.org>
Subject: April 8, 2025 Clackamas County / Oregon City Joint Meeting on Clackamas County Courthouse

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Clackamas County Commissioners and Oregon City Commissioners:

I write to offer some thoughts on what to do with the old County courthouse in downtown Oregon City.

As a point of departure, I think the courthouse should be preserved. It is the key building, and anchor, of downtown Oregon City.

The cost of renovating the courthouse might well prove prohibitive, if a courthouse renovation project is considered in isolation.

I hope that County and City leadership will consider instead treating the courthouse as part of a broader, strategic redevelopment project. So conceived, the cost of renovating the courthouse would then be integrated as part of the cost of that broader redevelopment project, and therefore be more manageable.

The broader redevelopment would include:

1) The redevelopment of the entire courthouse block, inclusive of Liberty Plaza, the law library / jury room building, and perhaps the current McMenamins. These parts of the block would be developed intensively. Downtown height restrictions could be waived by a zoning amendment for this particular block. An apartment tower, an office building, etc. are the types of development that would then be erected on the courthouse block. The increase in value from the intensive development would create tax increment, perhaps justifying the use of urban renewal funds. It would also provide resources to facilitate the County's moving its computer infrastructure within the law library building up the hill to the County's principal campus. The courthouse redevelopment would be worked into this intensive redevelopment of the entire courthouse block.

2) Surrendering Liberty Plaza to an intensive development use would create the need for an alternative downtown public plaza. There is a candidate site: namely, the parking lots along the north and west sides of the Masonic building. Because of the height differential between Main Street and Highway 99E, a new plaza could be constructed at the Main Street level (it would be much larger than Liberty Plaza), and underneath the plaza one or two levels of parking could be constructed with entry and exit onto 99E. Per the attached graphic, this exact site was considered for a parking structure in a plan for downtown Oregon City from the 1990s. A bridge over Main Street could connect the new plaza to the esplanade being planned by ODOT.

3) On the Willamette River below the courthouse, a new 8th Street Dock facility could be constructed to promote tourism. Per the attachment, such a facility was envisioned in another planning document from the 1990s.

Particularly on the third item, the dock, but perhaps for all three concepts, I wonder if it would be possible to amend the IGA structure of the Willamette Falls Legacy Project to shift the focus of the project partners of the defunct WFLP project to this new strategic redevelopment for historic downtown Oregon City. Again particularly for the third project, the 8th Street Dock, perhaps the Willamette Falls Trust could be recruited as a partner, so that at least some of the millions of dollars raised originally for a riverwalk in Oregon City can be rededicated back to Oregon City for the riverfront access project that the 8th Street Dock would represent.

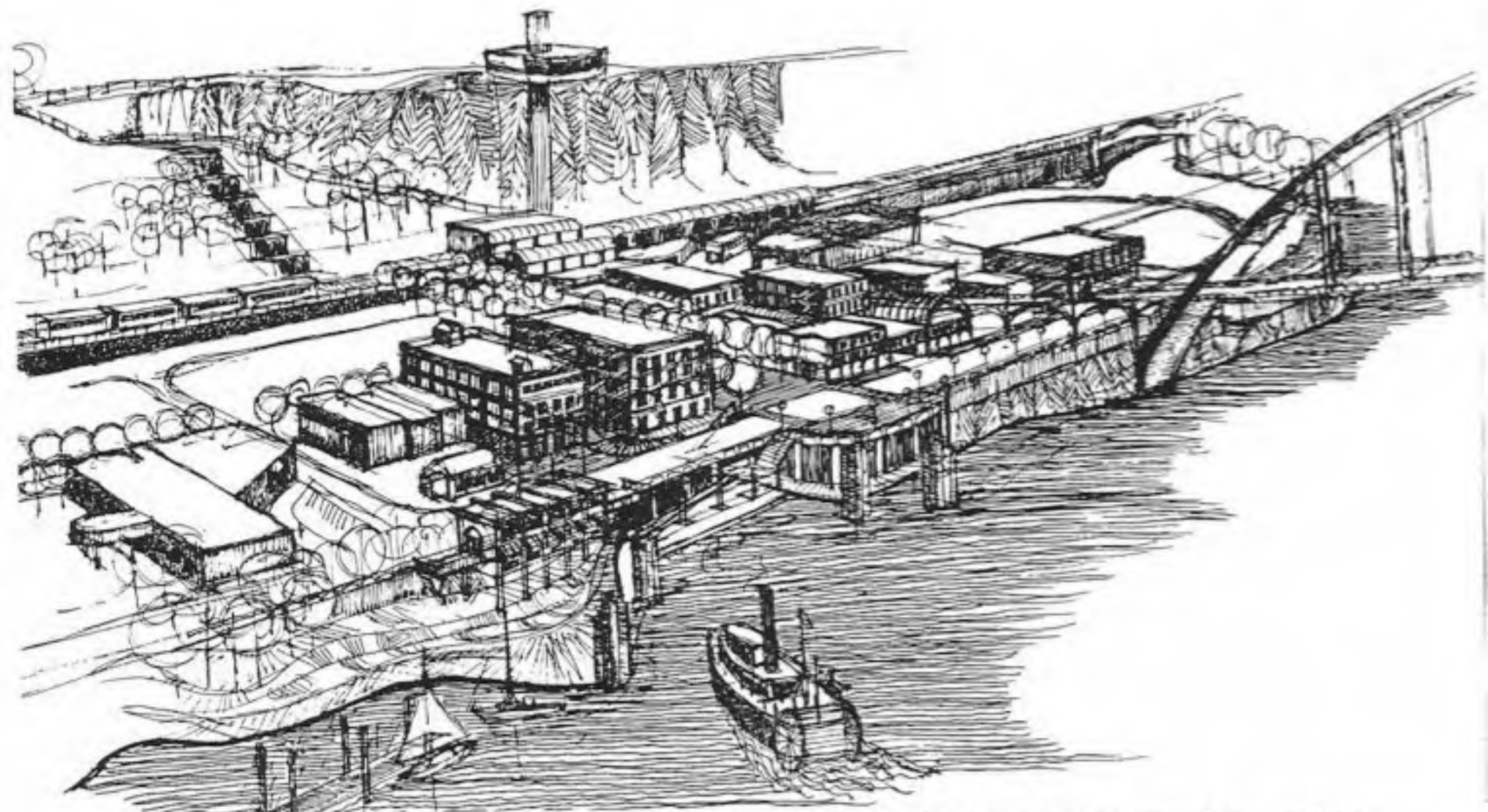
Finally, if the courthouse project remains an economic challenge despite being integrated into a broader strategic redevelopment project, I think it might be appropriate to consider “facadism,” and retain only the historic outer walls of the courthouse and construct within that facade a new, seismically compliant steel-frame structure. Even if that structure rises to four or five floors, in order to create tax increment value.

Here is a video on “facadism:”

<https://www.youtube.com/watch?v=idi3Fjvicss&t=986s>

Thank you for your consideration of these thoughts.

James Nicita
Oregon City



Waterfront development can benefit Northend and historic downtown Oregon City Page 7 of 8

