



CITY OF OREGON CITY CITY COMMISSION WORK SESSION AGENDA

Hanlon Commission Chambers, Libke Public Safety Facility, 1234 Linn Ave, Oregon City
Wednesday, October 15, 2025 at 6:00 PM

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

- Email recorderteam@orc.city.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. Discussion of Support for The Caring Place

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](https://www.oregoncity.org) 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.



CITY OF OREGON CITY

625 Center Street
Oregon City, OR
97045
503-657-0891

Staff Report

To: City Commission
From: Tony Konkol, City Manager

Agenda Date: October 15, 2025

SUBJECT:

Discussion of Support for The Caring Place

STAFF RECOMMENDATION:

Staff recommends the City Commission discuss the item and provide direction as appropriate.

EXECUTIVE SUMMARY:

The City Commission requested an opportunity to discuss if the City Commission should support the proposed Caring Place, and if so, how such support should be provided. The following information has been created by the Homeless Solutions Coalition of Clackamas County. The Caring Place is envisioned by the Homeless Solutions Coalition of Clackamas County and is intended to bring together local service providers to tackle homelessness head-on. This unique place, strategically located near a public transportation hub, will provide a collaborative space where community services can unite under one roof to help those in need. Caring Place will provide a space for hope, healing and care. In addition, it will provide a refuge for our most vulnerable neighbors seeking safe harbour from the hardship of the streets. After years of success, the Coalition has discovered that only together can we make homelessness rare, brief and non-recurring in Clackamas County. The Caring Place will provide a new home to The Father's Heart, LoveOne, Clackamas County Coordinated Housing Access, Oregon City Community Court, and various health care providers. Caring Place is estimated at \$28 million. Additional information is available at www.hsccc.org/caring-place/

BACKGROUND:

OPTIONS:

n/a

Phase I - In-Progress Building Permit Issuance – TBD • Design • Demo • Hazard abatement • HVAC FCU equipment supply	Phase II - Infrastructure Approx. Duration: 5-6 Months* – \$3.3M (see attached) Earthwork – Settlement monitoring, excavation, site prep/grading, etc. • Storm and flood control • Underground site utilities (stubbed to slab) • Concrete – Foundation, finished slab, retaining wall • Below grade damp/waterproofing • See procurement “ALTERNATES” below the line
Phase III - Core and Shell (Weather Protected) Approx. Duration: 7-8 Months* – \$12-13M • Framing install • Structural Steel (e.g., HSS columns) • Elevator • Envelope and weatherproofing install • Insulation at exterior walls • MEP and FP rough-in	Phase IV - Finishes Approx. Duration: 5-6 Months* – \$6-7M • MEP and FP finishes • Interior finishes • Façade install and exterior finishes • Exterior improvements – parking lots, sidewalks, and landscaping

*Assumes overlapping durations for procurement and construction

System Development Charge (SDC) *estimate*

March 3, 2025

Address: 1516 Main Street

Assumptions:

- 1.25 acre site
- 20,538 sf 1st Floor Father's Heart
- 7,104 sf 3rd Floor Office
- 7,116 sf 2nd Floor Clinic
- 1,000 sf future coffee shop
- 1,000 sf future pharmacy
- existing 40,000 sf manufacturing building (credit)
- existing 2" water meter

Assessment Category Assumptions:

- General Office - 1.49 trips per 1,000 sf = \$349,441 vehicle SDC
- Nursing Home - 0.74 trips per 1,000 sf
- Rec Center - 2.74 (credited down to 1.86) trips per 1,000 sf
- Sanitary assumes comparable to 150 student High School for Father's Heart space
- Parks assumes 20,358 sf educational services (to be consistent with high school) for Fathers Heart space

SDC	Father's Heart	3rd Floor Office	2nd Floor Clinic	Future Coffee	Future Pharmacy	Water	Credit	Total
Transportation - Vehicle	\$349,441.00	\$121,938.74	\$152,491.86	\$21,429.43	\$21,429.43		\$336,384.00	\$330,346.46
Transportation - Bike/Ped	\$30,699.86	\$10,712.83	\$536.55	\$75.40	\$301.60		\$6,032.00	\$36,294.24
Sanitary - OC	\$16,156.40	\$11,806.60	\$11,806.60	\$7,767.50	\$7,767.50		\$23,923.90	\$31,380.70
Sanitary - TriCity	\$47,320.00	\$17,290.00	\$17,290.00	\$9,100.00	\$9,100.00		\$24,570.00	\$75,530.00
Water - OC						\$185,205.00	\$92,603.00	\$92,602.00
Water - SFWB						\$67,488.00	\$33,744.00	\$33,744.00
Stormwater	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
Parks	\$8,315.46	\$10,777.78	\$10,795.99	\$2,360.00	\$758.57		\$19,111.45	\$13,896.35
Totals	\$451,932.72	\$172,525.95	\$192,921.00	\$40,732.33	\$39,357.10	\$252,693.00	\$536,368.35	\$613,793.75

Other Vehicle SDC Ideas:

- Nursing Home Use: \$173,547.88 vehicle SDC
- Rec Center Use: \$436,260.44 vehicle SDC