

Woodburn Opportunity Center Feasibility Report

Immanuel Lutheran Church

July 2020



Project Goals and Uses

Values Generated to Guide Design

- Welcoming and Accepting
- Multicultural and Multilingual
- Intergenerational

Proposed Uses for the Site

- Spiritual Space
- Community Services Shared Space
- Community Gathering Space & Café
- Natural area/community park/outdoor recreation

Proposed Potential Use – Latinx Senior Center

Partners

Primary Partners

Spiritual

- Immanuel Lutheran Church
- Pan de Vida
- Little Lambs Preschool

North Marion Family Resource Center - Phase 2

- Mid-Willamette Valley Community Action
- Family Building Blocks
- Love INC

Potential Secondary Partners

- Chemeketa Community College / Dental Hygiene
- Woodburn School District
- Salud Medical Center
- Catholic Community Services

TOTAL SPACE:

North Marion Family Resource Center (Community Action, Family Building Blocks)	5,525 sf
Immanuel Lutheran Church / Little Lambs Preschool	4,756 sf
Community Gathering Space (Event Center and Lobby)	5,250 sf
Common Use Spaces (includes Kitchen and Café)	8,802 sf
TOTAL SPACE:	24,333 sf



VIEW OF ENTRY PLAZA



ENTRY FOYER

CAPITAL COSTS AND FUNDING SOURCES

Our main findings include:

1. A total project cost of approximately \$9.77 million will be required to complete construction and occupancy.
2. There are many potential funding options to explore, however, the project may need to raise up to \$2 million in donations and up to \$1 million in foundation grants to be viable.
3. As noted on the first page of the executive summary, there are still decisions for the project team to make to select a viable path among the funding options presented in this report.

Potential Sources	Estimated Amounts
Immanuel Lutheran	~ \$2.55 million
Community Campaign	\$1.5 to \$2 million
Foundations	\$750,000 to \$1 million
Comm. Dev. Block Grant	\$1.5 million
Other Federal Grants	~ \$500,000 to \$1 million
New Market Tax Credits	\$1.5 to \$1.9 million
TOTAL POTENTIAL SOURCES	\$6.8 to \$9.9 million

Capital Costs Estimate		
Acquisition Costs:	\$995,000	\$124,000 / ac
Construction Costs:	\$6,464,000	\$265 / SF
Development Costs:	\$2,311,000	\$95 / SF
TOTAL PROJECT COST	\$9,770,000	\$400 / SF

Contact:

Terri Berkey Gonzalez, Building Team Chair
 Immanuel Lutheran Church
 1036 E. Lincoln Street
 Woodburn, Oregon 97071
 (503) 951-0549

Email: terrib.gonzalez@gmail.com

NEXT STEPS in 2020 and 2021:

- * Achieve multicultural participation
- * Identify and secure project champions and project leadership
- * Engage committed faith and community partners
- * Explore City and County support
- * Confirm clear funding path