

ROUGHLY EDITED TRANSCRIPT
CITY OF EUGENE
WORK SESSION
SEPTEMBER 9, 2026
12:00 P.M.

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>> MAYOR KNUDSON: GOOD AFTERNOON,
EVERYONE.

WELCOME TO THE SEPTEMBER 9, 2026, CITY
COUNCIL WORK SESSION.

WELCOME BACK, CITY COUNCIL, AND
WELCOME BACK.

FOR WORK SESSIONS LIKE THIS ONE,

THERE IS NO OPPORTUNITY FOR PUBLIC COMMENT.

THOSE WISHING TO ACCESS THE MEETING CAN DO SO BY WATCHING THE LIVE STREAM AVAILABLE ON OUR WEBSITE, THE BROADCAST ON CHANNEL 21 OR CALLING TO ONE OF THE PHONE NUMBERS LISTED ON THE CITY OF EUGENE WEBSITE.

THANK YOU AGAIN FOR JOINING US TODAY.

I CALL THE SEPTEMBER 9, 2026, WORK SESSION OF THE EUGENE CITY COUNCIL TO ORDER.

AND I WILL TURN IT OVER TO THE CITY MANAGER.

>> THANK YOU, MAYOR.

SO YOU HAVE A SLIDE UP BEFORE YOU.

THIS REFLECTS THE RECENTLY REVISED STRATEGIC PLAN AREAS THAT THE COUNCIL IDENTIFIED AT THEIR WORKSHOP A COUPLE OF MONTHS BACK.

IT CATEGORIZES THE UPCOMING MEETINGS COMING UP.

SO WHAT WE'D LIKE TO DO TODAY IS BY STRATEGIC FOCUS AREA, SHARE A BIT WITH

YOU AND THE COMMUNITY WHAT'S HAPPENING.

ON SEPTEMBER 16, WE'RE GOING TO CONTINUE THE LONG RANGE FINANCIAL PLANNING WORK THAT STARTED BEFORE COUNCIL'S JULY BREAK.

STAFF WILL PROVIDE AN UPDATE OF THE SERVICE AND STRATEGIC PLAN FRAMEWORK ALONG WITH FUTURE NEEDS AND STRATEGIC LEVERS.

THESE WILL HELP GUIDE THE DEVELOPMENT OF THE 2027-29 BUDGET WHICH WILL COME FORWARD THIS SPRING IN '27.

MOVING TO BUDGET COMMITTEE, ON OCTOBER 28, NOVEMBER 18, AND DECEMBER 2, THE BUDGET COMMITTEE WILL REVIEW REVISED FINANCIAL POLICIES, UPDATED BY-LAWS, AND THE CITY'S NEW BUDGET METHODOLOGY.

COUNCIL RECEIVED THE COMMITTEE'S FEEDBACK BEFORE ADOPTING ITS FINANCIAL POLICIES IN DECEMBER.

AND THE DECEMBER BUDGET COMMITTEE MEETING WILL BE HELD IF THERE ARE STUB

SUBSTANTIVE BUDGET ISSUES THAT REQUIRE IT.

OTHERWISE, IT WILL LIKELY BE CANCELLED.

THE NEXT BUDGET MEETING IS PLANNED FOR FEBRUARY '27 TO REVIEW THE CAPITAL IMPROVEMENT PROGRAM.

MOVING TO COMMUNITY SAFETY, ON SEPTEMBER 28 WE WILL TALK ABOUT THE SAFETY PAYROLL TAX.

THE COMMUNITY ADVISORY BOARD IS CONDUCTING A COMPREHENSIVE REVIEW. THIS INCLUDES THE COMMUNITY SAFETY SYSTEM, USE OF REVENUES, ECONOMIC IMPACTS ON BUSINESS, AND PUBLIC RESPONSE METRICS.

THE ASSESSMENT IS UNDERWAY AND ON TRACK FOR COMPLETION BY MID JANUARY, WITH A REPORT COMING TO COUNCIL IN LATE JANUARY.

AT THE SEPTEMBER WORK SESSION, COUNCIL WILL RECEIVE A STATUS UPDATE AND OVERVIEW OF THE PROCESS AND PRELIMINARY INFORMATION.

WHAT'S NEXT WILL BE A LATE OCTOBER WORK SESSION THAT WILL FOCUS ALSO ON

THE COMMUNITY SAFETY PAYROLL TAX INVESTMENTS AND COMMUNITY SERVICES. NEXT DECEMBER 9 WILL BE AN UPDATE ON WORK TO ESTABLISH A CITY SURVEILLANCE POLICY FRAMEWORK.

AND THEN MOVING TO THRIVING LIVEABLE COMMUNITY.

ON SEPTEMBER 21, WE'LL TALK ABOUT THE HOME ENERGY SCORE PUBLIC HEARING.

THIS WILL BE ON THE PROPOSED ORDINANCE REQUIRING DISCLOSURE OF A HOME ENERGY SCORE.

WHEN THE HOME IS LISTED FOR SALE.

THE GOAL HERE IS TO GIVE BUYERS AND SELLERS CLEAR INFORMATION ABOUT HOME ENERGY USE AND COSTS WHILE CONNECTING HOMEOWNERS WITH ENERGY EFFICIENT RESOURCES.

AND COUNCIL ACTION ON THAT, AFTER THE HEARING, IS SCHEDULED FOR OCTOBER 14TH.

ON OCTOBER 21, WE'LL TALK ABOUT THE FIVE-YEAR EUGENE LEVY, WHICH WILL GENERATE APPROXIMATELY \$4.3 MILLION ANNUALLY AND SUPPORT ADDITIONAL

LIBRARY HOURS.

BOOKS AND MATERIALS AND LONG RANGE
FACILITY PLANNING.

WITH A FOCUS ON YOUTH LITERACY AND
EXPANDED SERVICES IN THE CHURCHILL
AREA.

A COUPLE OF THINGS TO NOTE.

THE LIBRARY HAS ALREADY HIRED TWO
EARLY LITERACY LIBRARIANS WITH AN
INITIAL FOCUS ON SCHOOLS IN
MARGINALIZED COMMUNITIES.

AND PLANNING THE LIBRARY EXPANSION.
THE FIRST KIOSK ANTICIPATED IN
CHURCHILL IN EITHER NORTH OR SOUTH
EUGENE IN EARLY 2028.

DOWNTOWN PROJECTS.

THIS CONVERSATION IS SCHEDULED FOR
NOVEMBER 9.

STAFF WILL RETURN WITH PROPOSED
DESIGNS.

IMPROVEMENTS TO SIDEWALKS AND
PLANTING AREAS, RECONSTRUCTION ON
OAK AND PEARL.

AND NEW LANDSCAPING ON BROADWAY

AND OLIVE.

THESE PROJECTS ALIGN WITH THE COUNCIL'S IDENTIFIED URBAN RENEWAL PRIORITY OF IMPROVING SAFETY AND COMFORT IN DOWNTOWN.

NEXT IN SEPTEMBER 14 WILL BE A DATA CENTER AND ZONING LAND USE DISCUSSION.

SPECIFICALLY COUNCIL WILL DISCUSS HOW DATA CENTERS ARE CURRENTLY REGULATED IN EUGENE.

POTENTIAL COMMUNITY IMPACTS.

AND HOW OTHER OREGON CITIES ARE APPROACHING REGULATION, AND WHETHER EUGENE'S REGULATIONS SHOULD BE UPDATED.

AND THIS WORK WAS REQUESTED THROUGH A COUNCIL WORK SESSION POLL. TRANSPORTATION AND INFRASTRUCTURE. WE HAVE TWO ITEMS.

SEPTEMBER 23.

PAVEMENT BOND ANNUAL UPDATE WILL OCCUR, AND THE SIDEWALK REPAIR PROGRAM AS WELL.

ON OCTOBER 12, LIFT OFF EUGENE
FEASIBILITY STUDY.

THIS IS A REPORT BACK FROM LAST
NOVEMBER'S LIFT OFF EUGENE WORK
STUDY THAT WILL FOCUS ON THE AIRPORT
EXPANSION AND THE POTENTIAL ECONOMIC
IMPACT.

STAFF WILL PROVIDE A BRIEF UPDATE ON
CURRENT CAPITAL PROJECTS AND
PRESENT THE FINANCIAL STUDY
FEASIBILITY STUDY, INCLUDING CURRENT
CONSTRAINTS, FUNDING MECHANISMS AND
REGIONAL INTEREST ON THE CONDITIONS
THAT WOULD SUPPORT EXPANSION.

AND WHAT'S NEXT ON THIS IS COUNCIL WILL
PROVIDE DIRECTION ON HOW STAFF
SHOULD PROCEED BASED ON THE MOST
VIABLE PATHS IDENTIFIED IN THE STUDY.

TRANSPORTATION SAFETY ON NOVEMBER
18.

WE'LL TALK ABOUT AUTOMATED RED LIGHT
CAMERAS.

THIS WILL BE A PRESENTATION OF
POTENTIAL AUTOMATED ENFORCEMENT
PROGRAM FOR RED LIGHT AND SPEEDING

VIOLATIONS AT SELECT HIGH CRASH INTERSECTIONS.

THE PROGRAM IS IDENTIFIED IN THE VISION ZERO ACTION PLAN AS INTENDED TO IMPROVE SAFETY AND CHANGE DRIVER BEHAVIOR.

AND THEN FINALLY MOVING TO HOUSING AND HOMELESSNESS, TODAY YOU WILL HEAR THE REGULAR SEMIANNUAL UPDATE ON COMMERCIAL, INDUSTRIAL, AND MULTIUNIT DEVELOPMENT PROJECTS THAT HAVE RECENTLY BEEN COMPLETED AND UNDER CONSTRUCTION OR THEY ARE UNDER PLAN REVIEW.

URBAN GROWTH STRATEGIES IS SCHEDULED FOR SEPTEMBER 14.

PLANNING STAFF WILL PROVIDE AN OVERVIEW OF THE FIRST PACKAGE OF URBAN GROWTH STRATEGIES.

IT'S GOING TO BE FOCUSSED ON HOUSING AND JOBS.

THE PROPOSED CODE AMENDMENTS ARE INTENDED TO REMOVE BARRIERS TO DEVELOPMENT, EXPAND HOUSING CHOICES AND MEET STATE REQUIREMENTS AS PART

OF THE CITY'S URBAN GROWTH BOUNDARY
PLANNING.

THE PUBLIC HEARING WILL BE SCHEDULED
ON OCTOBER 19.

MODERATE INCOME REVOLVING LOAN.

THERE'S A PUBLIC HEARING SCHEDULED
OCTOBER 26.

AGAIN, THIS IS AN ORDINANCE

ESTABLISHING A MODERATE INCOME
REVOLVING LOAN PROGRAM.

THIS IS A NEW HOUSING TOOL ENABLED BY
THE STATE OF OREGON.

AND THEN LASTLY, NORTH BUTTERFLY LOT,
NOVEMBER 9.

STAFF WILL PROVIDE AN UPDATE OF THE
LOT.

THIS IS A PROPOSE THE MIXED USE
DEVELOPMENT ADJACENT TO THE
FARMER'S MARKET PAVILION INCLUDING 80
OR MORE HOUSING UNITS DOWNTOWN.

THE AGENCY SELECTED, PARADIGM
PROPERTIES, IS THE DEVELOPMENT
PARTNER.

STAFF WILL RETURN WITH A PROPOSAL TO
THE AGENCY BOARD FOR REVIEW AND

POSSIBLE ACTION IN EARLY '27.

AND THAT CONCLUDES MY REPORT.

HAPPY TO ANSWER ANY QUESTIONS.

OTHERWISE, WE CAN MOVE TO THE

HIGHLIGHT OF TODAY.

>> MAYOR KNUDSON: THANK YOU, CITY

MANAGER, FOR THAT PRESENTATION.

I'LL BEGIN BY SAYING I REALLY APPRECIATE

TAKING THE TIME TO LAY OUT THESE NEXT

FEW MONTHS OF OUR MEETINGS, THE

ALIGNMENT WITH OUR UPDATED STRATEGIC

PLAN AND TO HAVE THIS OPPORTUNITY FOR

COUNCIL, OF COURSE, BUT ALSO FOR THE

COMMUNITY TO SEE HOW THIS BODY IS

WORKING AND THE DIFFERENT AREAS OF

FOCUSED WORK RELATED TO OUR

COMMUNITY'S PRIORITIES AND VALUES

WITH.

THAT, I WILL ALSO THEN OPEN THE FLOOR

FOR DISCUSSION FOR COUNCIL.

COUNCILLOR KASHINSKY.

>> KASHINSKY: DO WE HAVE AN ACTION

DATE SCHEDULED FOR THAT YET?

>> MAYOR KNUDSON: NO.

>> KASHINSKY: THANK YOU.

>> MAYOR KNUDSON: COUNCILOR GROVES.

>> GROVES: THANK YOU, MAYOR.

1059 WILLAMETTE.

I RAN INTO MARK HERE A COUPLE OF
WEEKS AGO.

HE SAID THAT THE PROJECTED APPRAISAL
OF THE 1059 WILLAMETTE IS GOING TO BE
LOWER THAN WHAT THE COST IS TO
ACTUALLY BUILD IT.

DO WE HAVE ANY INFORMATION ON THAT?
I DON'T EXPECT YOU TO HAVE IT OFF THE
TOP OF YOUR HEAD.

>> I'M NOT READY TO ANSWER THAT.

BUT IF STAFF IS AVAILABLE, THEY
CERTAINLY CAN.

BUT WE CAN GET BACK TO YOU WITH

DETAILS IF YOU'D LIKE.

>> GROVES: I DON'T NEED A TON OF DETAIL,
BUT JUST KIND OF WHAT OUR PLAN IS.

>> GOOD AFTERNOON.

ALISSA HUNTER, EXECUTIVE DIRECTOR FOR
PLANNING AND DEVELOPMENT.

AND YOU ARE JUMPING INTO THE NEXT
WORK SESSION TOPIC FOR SURE.

AND SO REGARDING 1059 WILLAMETTE,
STAFF ARE WORKING REALLY CLOSELY
WITH THEM, MOVING FORWARD, AND
TRYING TO COME TO CLOSURE ON THAT
PROJECT SO THAT WE CAN SEE IT COME
OUT OF THE GROUND.

SO WE'VE BEEN WORKING VERY CLOSELY
WITH THEM.

>> GROVES: THANK YOU.

THAT'S THE MAIN THING I WANTED TO MAKE
SURE WE WERE KIND OF IN THE LOOP ON
THAT.

AND HELPING WHERE WE CAN.

THAT'S IMPORTANT FOR OUR DOWNTOWN.

AND OUR COMMUNITY.

THANK YOU.

>> MAYOR KNUDSON: OK.

SEEING NO OTHER DISCUSSION FROM
COUNCIL, I'LL SAY THANK YOU AGAIN FOR
THAT PRESENTATION.

AND VISUAL UPDATE AND SENSE OF BOTH
DISCUSSION AND WORK SESSIONS AND
ALSO ACTION ITEMS ON THE CALENDAR
THIS FALL.

AND THAT CONCLUDES OUR FIRST AGENDA
ITEM.

WE WILL MOVE ON TO OUR SECOND TOPIC,
WHICH SAY WORK SESSION ON THE
PROJECT IN THE DEVELOPMENT PIPELINE
AND HAVE OUR STAFF COME BACK TO PICK
UP WHERE THAT LAST DISCUSSION LEFT
OFF.

>> GOOD AFTERNOON AGAIN.

ALISSA HUNTER WITH THE PLANNING AND
DEVELOPMENT DEPARTMENT.

AND I AM JOINED BY SOME OF OUR
BUILDING AND PERMIT SERVICES TEAM,

INCLUDING KENDRA HOFFSTETLER, OUR PLAN REVIEW, ANDREW BEATTIE, BUILDING OFFICIAL, AND MINA ROTH WHO IS OUR PERMIT REVIEW MANAGER.

WE ARE REALLY EXCITED TO BE HERE TODAY AND TO SHARE THE WORK OF THIS TEAM.

IT'S NOT OFTEN THAT THIS TEAM FIRST OF ALL GETS TO COME TO COUNCIL.

YOU DON'T TYPICALLY SEE THEM.

YOU DO SEE A LOT OF PLANNING AND DEVELOPMENT, BUT IT'S NOT TYPICALLY THIS TEAM.

ALSO EXCITED BECAUSE OFTEN WHAT'S BEING DISCUSSED AT THIS TABLE ARE MORE CHALLENGING OR PROBLEM SOLVING, AND THIS IS ACTUALLY, I THINK, MORE OF A CELEBRATION OF THE GREAT WORK THAT'S HAPPENING IN THE CITY. KIND OF JUST BEHIND THE SCENES ON A DAILY BASIS.

THE WORK THAT YOU'RE GOING TO SEE HERE REPRESENTS HUNDREDS OF MILLIONS OF DOLLARS OF COMMUNITY INVESTMENT IN BOTH JOBS AND HOUSING.

AND THAT IS PRETTY EXCITING.

AND IT FITS REALLY NEATLY WITHIN THE STRATEGIC PLAN CONVERSATIONS BOTH UNDER HOUSING AND HOMELESSNESS AND THRIVING LIVEABLE COMMUNITY.

THIS TEAM REALLY WORKS HARD.

YOU KNOW, THEY WORK ACROSS THE CITY WITH OTHER CITY PARTNERS, WITH EXTERNAL PARTNERS, AND THEN OBVIOUSLY THE DEVELOPERS OF THIS WIDE RANGE OF PROJECTS THAT YOU'RE GOING TO SEE.

AND THEY REALLY WORK AND THEY ARE VERY INNOVATIVE AND COLLABORATIVE.

AND I THINK YOU'LL ALSO SEE THAT IN THE WORK YOU'RE GOING TO SEE TODAY.

WE'RE GOING TO DO SOMETHING A LITTLE DIFFERENT IN THAT WE'RE DOING A POWERPOINT WITH A VOICEOVER TO IT BECAUSE THIS IS HOW THIS PRESENTATION IS MORE OR LESS GIVEN INTERNALLY.

SO WHAT YOU'RE SEEING IS AN EXTERNAL PRESENTATION BUILT OFF OF AN INTERNAL PRESENTATION.

AND YOU'LL HEAR MORE ABOUT THAT IN A

MINUTE.

SO I AM GOING TO GO AHEAD AND TURN IT
OVER TO MINA.

>> WHAT YOU'RE ABOUT TO SEE REFLECTS
THE COLLECTIVE EFFORT BEHIND THE
SCENES.

THERE ARE PROJECTS UNDER REVIEW.
THE ONES THAT ARE RISING UP AROUND
THE CITY.

AND THE WORK OUR STAFF DOES EVERY
DAY TO SUPPORT THE DEVELOPMENT
COMMUNITY.

THAT'S THE BUILDERS, DEVELOPERS AND
HOMEOWNERS.

THIS PRESENTATION HIGHLIGHTS THE
STRONG PARTNERSHIPS WE HAVE WITH
THE DEVELOPMENT COMMUNITY AND
ACROSS THE ORGANIZATION.

THESE PROJECTS ARE -- DON'T HAPPEN IN
ISOLATION.

THEY ARE THE RESULT OF ONGOING
COLLABORATION AND COMMITMENT TO
MOVING OUR CITY FORWARD TOGETHER.
WE APPRECIATE THE OPPORTUNITY TO BE

HERE TO SHARE THIS WITH YOU, AND I
HOPE YOU ENJOY THE PRESENTATION.

>> HELLO, EVERYONE.

AS A RECURRING BIENNIAL PRESENTATION,
THE COMMERCIAL PLANS EXAMINERS
PROVIDE A FAST AND INFORMATIVE RUN
THROUGH OF WHAT PROJECTS ARE
COMPLETED, ARE IN EARLY CONSTRUCTION
STAGES OR RECENTLY APPROVED FOR
PERMITS.

THIS IS AN EXPANDED VERSION OF AN
INTERNAL MEETING, THE COMMERCIAL
PLAN REVIEW TEAM HOLDS MONTHLY TO
FORECAST UPCOMING WORK AND ASSURE
OUR WORK FORCE TEAM IS POSITIONED
FOR CUSTOMER PROJECT SUCCESS.

THE PURPOSE OF THE MEETING IS TO ALIGN
WITH OUR BUILDING AND PERMIT SERVICES
STRATEGIC PLAN BY SHARING
INFORMATION AND PROVIDING AN
OPPORTUNITY FOR SUPPORTIVE
CONNECTIONS ACROSS OUR TEAMS,
ORGANIZATIONS, AND COMMUNITY

PARTNERS.

FIRST UP, PROJECTS RECENTLY COMPLETED OR ACTIVELY UNDER CONSTRUCTION.

FROM OUR PREAPPROVED ACCESSORY DWELLING UNIT PROGRAM, THE CITY OF EUGENE DESIGNED ADU THE JEWEL.

IT'S AVAILABLE FOR USE IN SEPTEMBER 2022, AND THE FULL APPROVED LIBRARY WAS BUILT OUT IN MAY OF 2025, WHICH INCLUDES 12 OTHER OPTIONS BY LOCAL DESIGNERS.

THE JEWEL IS APPROXIMATELY 576 SQUARE FEET, WITH AN 88 SQUARE FOOT COVERED PORCH.

IT'S AVAILABLE IN BOTH A SHED OR GABLE ROOFED OPTIONS.

THIS PROJECT IS AN EXAMPLE OF A COTTAGE CLUSTER DEVELOPMENT.

A COTTAGE CLUSTER IS A FORM OF MIDDLE HOUSING THAT CONSISTS OF AT LEAST FOUR DETACHED HOMES PER ACRE.

EACH HOME HAS A FOOTPRINT UNDER 900 SQUARE FEET, AND THE DEVELOPMENT FEATURES A SHARED COMMON COURT

YARD.

THIS PROJECT BY TYLER RUNNER DESIGNS HAS SIX COTTAGES WITH ASSOCIATED GARAGES AND CARPORTS, AND IT'S COMPLETED AND FULLY OCCUPIED.

THIS PROJECT IS JUST RECENTLY COMPLETED FOR OCCUPANCY IN AUGUST AT THE FORMER NAVAL RESERVE SITE. IT'S AN AFFORDABLE HOUSING PROJECT TO DEVELOP THESE 81 UNITS OF NEW AFFORDABLE HOUSING WITH AN EARLY LEARNING CENTER LOCATED ON SITE TO ADDRESS NOT ONLY AFFORDABLE HOUSING NEED BUT AN AFFORDABLE CHILD CARE NEED IN THE COMMUNITY.

IT'S A MIX OF 1, 2, AND 3-BEDROOM UNITS. THIS PROJECT IS U-HAUL EUGENE ON HIGHWAY 99.

IT CONSISTS OF TWO STRUCTURES ON. ON THE AREN'T SIDE IS A 51-FOOT HIGH SINGLE STORY BOX OR HIGH BASE STORAGE, AND FROM THE CENTER TO THE LEFT IS A FIVE-STORY BUILDING FOR SELF STORAGE UNITS.

THIS BUILDING WAS STARTED IN 2022 AND IS

ALMOST COMPLETED AND DOES HAVE
TEMPORARY OCCUPANCY.

THIS IS A BRAND-NEW AFFORDABLE
HOUSING COMMUNITY ON RIVER ROAD.

THE RESIDENTS WILL ENJOY ON SITE
AMENITIES SUCH AS PLAYGROUNDS,
COMMUNITY ROOM FOR SOCIAL
GATHERING, WORK STATION FOR ACTIVE
COMMUTERS.

THERE ARE 878 UNITS SPREAD OVER THREE
BUILDINGS.

IT'S PART OF CASCADE HOUSING
SOLUTIONS.

AND THE GRAND OPENING WAS JUST HELD
AUGUST 12 OF 2026.

THIS PROJECT IS THE UNIVERSITY OF
OREGON 2.0 INDOOR PRACTICE FACILITY.

THE NEW PRACTICE FACILITY IS PART OF AN
EXPANSION JUST WEST OF AUTZEN
STADIUM.

THE FACILITY INCLUDES 170,000 SQUARE
FOOT INDOOR FIELD, MAKING IT ONE OF THE
LARGEST INDOOR PRACTICE FACILITIES IN
THE COUNTRY AND NEARLY 100 FEET TALL.
ALSO INCLUDED ARE TWO NEW SYNTHETIC

TURF OUTDOOR FIELDS WHICH HAVE BEEN RELOCATED ADJACENT TO THE INDOOR FACILITY.

THERE ARE HOUSING WEIGHT ROOM, NUTRITION, RECOVERY AREAS, PLAYER LOUNGES AND CLASSROOMS.

THE PROJECT ALSO INCLUDED IMPROVEMENTS TO NEARBY PARKS, PARKING, ADA ACCESS, AND NATURAL AREAS.

ALL PERMITS HAVE BEEN ISSUED AND IT'S WELL UNDER CONSTRUCTION.

THIS BUILDING IS THE NEW CORPORATE HEADQUARTERS LOCATED AT THE FORMER SHEPHERD MOTORS CAR DEALERSHIP ON WEST 7TH.

IT'S A REHAB OF AN EXISTING BUILDING WITH MODERN AMENITIES, INCLUDING OPEN AND PRIVATE OFFICE SPACES BY DEPARTMENT, SKYLIGHTS WERE ADDED. THERE'S A PARTIALLY COVERED ROOF DECK AND A MULTIPURPOSE AMENITY ROOM.

THE HEADQUARTERS IS CURRENTLY UNDER CONSTRUCTION OF ALL PHASES, AND

EXPECTED TO OPEN AT THE END OF 2026 OR EARLY 2027.

ELECTRIC AND PLUMBING CAMPUS CONSTRUCTION IS A MAJOR DEVELOPMENT ON CHAD DRIVE.

THE EXPANSION IS INTENDED TO PROVIDE GROWTH OPPORTUNITIES FOR THEMSELVES AS WELL AS NEW INDUSTRIAL LEASE SPACE RANGING FROM 3,000 TO 12,000 SQUARE FEET FOR MANUFACTURING, DISTRIBUTION, ASSEMBLY AND THOSE TYPES OF SERVICE RELATED INDUSTRIES. THE EXPANSION ALIGNS WITH REYNOLDS GROWTH STRATEGY TO MODERNIZE ITS FACILITIES, IMPROVE OPERATIONAL CAPACITY, AND SUPPORT ITS ROLE IN THE REGION AND NATIONAL ELECTRICAL SUPPLY CHAIN.

PHASE ONE CHAPTER 2 AT EUGENE IS A STUDENT HOUSING HIGH RISE AT THE INTERSECTION OF EAST 13TH AND ALDER STREET.

133 FULLY FURNISHED UNITS IN STUDIO 1, 2, AND 4 BEDROOM LAYOUTS.

AMENITIES INCLUDE THINGS SUCH AS

PRIVATE GROUP STUDY CENTERS, STATE OF THE ART FITNESS CENTER, ROOFTOP JACUZZI AND SAUNA WITH A COLD PLUNGE, AND ELEVATED OUTDOOR PATIO WITH FIRE PITS AND GRILLING STATIONS, LIBRARY, SOCIAL STARE AND QUIET STUDY AREAS. SMALL RETAIL SPACES AT STREET LEVEL WITH 10 PARKING SPACES OFF THE ALLEY. CONSTRUCTION IS UNDERWAY.

THE PARKWAY EAST PROJECT IS SPECULATIVE WAREHOUSES.

THEY ARE MIXED USE BUILDINGS LOCATED ON WEST 13TH AVENUE.

EACH STRUCTURE IS 21,000 SQUARE FEET WITH LOADING DOCKS.

ALL FOUR ARE PERMITTED, AND CONSTRUCTION IS UNDERWAY.

THIS PROJECT IS THE ELLIS.

IT'S LOCATED AT 780 EAST 13TH AVENUE.

IT EMBRACES A MODERN, UPSCALE CONCEPT WITH SLEEK FACADE AND NEW SHAPE WHICH ALLOWS RESIDENTS TO ENJOY THE OUTDOORS FROM EVERY INTERIOR SPACE.

THERE'S SOME PARKING ON THE FIRST

LEVEL.

IT'S THE FIRST PROJECT IN THE CITY THAT HAS TAKEN ADVANTAGE OF SENATE BILL 1537 THAT REQUIRES THE ALLOWANCE OR AN ADJUSTMENT UP TO THE GREATER OF ONE STORY, ADDITIONAL STORY, OR 20% OF THE BASE ZONE HEIGHT.

IN THIS CASE, THE PROJECT WAS DESIGNED AS 12 STOREYS AND WAS ABLE TO MOVE TO 14 STOREYS.

IT HAS A SWIMMING POOL AND 682 BEDROOMS.

CORNERSTONE HOUSING.

36 AFFORDABLE HOUSING UNITS IN THE SANTA CLARA NEIGHBORHOOD.

THE SITE WILL FEATURE THREE THREE-STORY RESIDENTIAL BUILDINGS AND 48 PARKING SPACES.

THERE ARE SIX ONE-BEDROOM, 21 TWO-BEDROOM, AND 9 THREE-BEDROOM UNITS.

IT'S CURRENTLY UNDER CONSTRUCTION. SQUARE ONE VILLAGES, ROSA VILLAGE, WILL USE A SHARED EQUITY OWNERSHIP MODEL IN WHICH RESIDENTS COLLECTIVELY

GOVERN THE HOUSING AS MEMBERS OF THE CO-OP, WHILE LONG-TERM AFFORDABILITY IS PROTECTED BY THE LAND TRUST.

IT'S DESIGNED TO BE PERMANENTLY AFFORDABLE.

THERE ARE 52 UNITS, 40 ARE ONE-BEDROOM UNITS, 12 ARE TWO-BEDROOM UNITS, AND THEY RECEIVED EXEMPTIONS THROUGH THE CITY OF EUGENE.

IT IS CURRENTLY UNDER CONSTRUCTION. CASCADE MANOR IS EXPANDING THEIR SUITE OF HOUSING OPTIONS WITH THE VISTA.

25 UNITS OF MARKET RATE INDEPENDENT LIVING APARTMENTS INCLUDING PARKING GARAGES AND SURFACE PARKING.

IT'S 2980 PORTLAND STREET.

IT IS ISSUED AND UNDER CONSTRUCTION.

THE BEHAVIORAL HEALTH RECOVERY AND RE-INTEGRATION SERVICE CLINIC IS A NEW FACILITY ON CHAD DRIVE PROVIDING MENTAL HEALTH AND SOCIAL WORK SERVICES TO VETERANS.

IT'S PRIVATELY DEVELOPED AND OWNED.

THE BUILDING IS ADJACENT TO THE
VETERANS ADMINISTRATION EUGENE
CAMPUS AND DESIGNED AS A
COMPLIMENTARY FACILITY AND THE V.A.
WILL BE THE TENANT.

IT'S APPROXIMATELY 18,000 SQUARE FEET
WITH THE FEDERALLY MANDATED 144
PARKING SPACES.

PHASE ONE IS ISSUED AND UNDERWAY.
AND PHASE TWO HAS BEEN APPROVED.
THE RIBBON CUTTING HAS OCCURRED, AND
CONSTRUCTION HAS NOT BEGUN AT THAT
STAGE YET.

ANOTHER DEVELOPMENT ALONG CHAD
DRIVE, E.G.C. PROPERTY GROUP IS
DEVELOPING AN OFFICE, DAY SURGERY
AND COFFEE SHOP.

FIRST FLOOR TENANT WILL BE OREGON
ENDOSCOPY CENTER.

THE BUILDING IS APPROXIMATELY 34,000
SQUARE FEET TOTAL AND IT WILL HAVE
SURFACE PARKING.

IT IS CURRENTLY UNDER CONSTRUCTION.
THE EUGENE AIRPORT HAS A PROJECT

UNDER CONSTRUCTION, THE EUGENE CONCOURSE A EXPANSION.

THIS PROJECT WILL ADD 2,700 SQUARE FEET TO LEVEL ONE AREA PRIMARILY FOR NEW MECHANICAL AND SYSTEMS USE.

LEVEL TWO WILL GET 6900 SQUARE FEET OF NEW AREA TO EXPAND THE SEATING AVAILABILITY AND REHAB SOME REST ROOMS.

PARK RUN BY COMMUNITY DEVELOPMENT PARTNERS WILL CREATE 158 UNITS OF AFFORDABLE RENTAL HOUSING ON SOUTH GARDEN WAY.

THE DEVELOPMENT WILL INCLUDE STUDIO, ONE, TWO, AND THREE-BEDROOM UNITS AS WELL AS A FITNESS ROOM, A COMMUNITY ROOM, AND A CHILDREN'S PLAY AREA.

THE DEVELOPMENT WAS ALSO AWARDED CITY FEE ASSISTANCE FOR AFFORDABLE HOUSING.

ALL PERMITS ARE ISSUED, AND THE PROJECT IS UNDER CONSTRUCTION.

CURRENTLY UNDER CONSTRUCTION

SLOCUM ORTHOPEDICS IS BUILDING A NEW SURGERY CENTER ON CHAD DRIVE.

THE 4,100 SQUARE FOOT FACILITY WILL
FEATURE EIGHT ADVANCED OPERATING
ROOMS WITH ROOM FOR FUTURE
EXPANSION.

THE SUITES WILL BE DESIGNED
SPECIFICALLY FOR ORTHOPEDIC
PROCEDURES, SUPPORTING SAFE
SURGERIES AND SMOOTHER RECOVERIES.

THE NEW WHITTAKER COMMONS WILL BE
LOCATED AT 890 WEST 5TH AVENUE.

IT'S A FIVE-STORY BUILDING THAT WILL
PROVIDE 140 AFFORDABLE UNITS.

THE CONSTRUCTION IS SUPPORTED BY
STATE AND PRIVATE PARTNERS, LIFT
FUNDS, TAX CREDIT INVESTMENTS, PRIVATE
FINANCING AND SIGNIFICANT SUPPORT
FROM THE CITY OF EUGENE.

ALL PERMITS ARE ISSUED AND IT'S UNDER
CONSTRUCTION.

CORDON EUGENE PURCHASED THE ODESSA
SITE.

CARVANA ALLOWS CUSTOMERS TO BUY,
SELL, AND FINANCE VEHICLES ONLINE.

THEY ARE PRIMARILY INSTALLING LIGHTING.
AND THEY HAVE ADDITIONAL PERMITS IN TO

BUILD A SINGLE NEW BUILDING ON THE NORTH LOT AND DO WORK ON THE MIDDLE LOT.

COMING TO THE VALLEY RIVER CENTER, ROUGHLY 100,000 SQUARE FOOT TWO-LEVEL STORE WHICH WILL BE BUILD ON THE NORTHEAST SIDE OF THE VALLEY RIVER CENTER MALL.

DESIGNED AS AN INTERACTIVE RETAIL ENVIRONMENT AND CUSTOMERS CAN TEST THEIR ATHLETIC SKILL AND TRACK PERFORMANCE IN REAL TIME BEFORE MAKING PURCHASES.

PLANNED IN-STORE FEATURES INCLUDE THE OUTDOOR TRACK AND FIELD, SMALL-SCALE CLIMBING WALL, GOLF, MULTIPLE SPORTS CAGES FOR BASEBALL, SOFTBALL, AND SOCCER.

IMPROVEMENTS FOR THE WORK FOR THE ENTRY AND EXITING OF THE COVERED MALL AND BUILDING OF A NEW PAD ARE CURRENTLY UNDER CONSTRUCTION.

IT'S CURRENTLY UNDER REVIEW.

THE NEW CLEAR LAKE E-COMMERCE FACILITY LOCATED AT HIGHWAY 99 HAS ALL

PERMITS ISSUED.

IT'S AN APPROXIMATELY 303,000

WAREHOUSE WITH ASSEMBLY AND OFFICE SPACE.

IT INCLUDES SURFACE PARKING.

THE MARK LOCATED AT 1290 ALDER STREET IS A LANDMARK PROPERTIES STUDENT HOUSING APARTMENTS.

BUILDING ONE IS FIVE STOREYS.

3,600 SQUARE FEET LOCATED ON THE

SOUTH END OF THE SITE ADJACENT TO

13TH AVENUE ON A PORTION OF THE

FORMER UNIVERSITY DISTRICT HOSPITAL CAMPUS.

THEY ARE INTENDED TO BE MARKET RATE RESIDENTIAL UNITS.

963 BEDS, 262 UNITS.

SITE AND FOUNDATION PERMITS ARE

ISSUED AND THE OLD BUILDING BUILDOUT PHASE IS CURRENTLY IN REVIEW.

NEXT UP, PROJECTS CURRENTLY UNDER REVIEW OR RECENTLY APPROVED.

THE NEXT PROJECT IS WILLAMETTE.

THE BUILDING IS SIX STORIES, 9600 SQUARE FEET, 133 UNITS RANGING FROM STUDIOS

TO TWO BEDROOM APARTMENTS WITH 51% OF THE UNITS RESTRICTED.

10 UNITS WILL SPECIFICALLY BE SET ASIDE FOR SURVIVORS OF DOMESTIC VIOLENCE WITH SUPPORT SERVICES PROVIDED BY WOMEN'S SPACE.

THE GROUND FLOOR WILL HAVE RETAIL, ARTS, AND AMENITIES.

PERMITS WERE RECENTLY APPROVED.

219 DWELLING UNITS, 745 BEDS CONSISTING OF ONE, TWO, FOUR AND FIVE-BEDROOMS, WITH ACCESSORY COMMON USES, LEASING OFFICE, FITNESS, STUDY, AND OUTDOOR SPACE.

THERE IS ENCLOSED VEHICULAR AND BIKE PARKING PROVIDED ON LEVELS 1-3.

WE HAVE COMPLETED OUR REVIEWS OF PHASE ONE, WHICH IS THE CIVIL WORK AND CONCRETE SUPERSTRUCTURE, AND WE ARE WAITING FOR RESPONSES TO OUR COMMENTS.

THE SUPPORTIVE HOUSING FOR RE-ENTRY TO COMMUNITY POST INCARCERATION AT 275 HIGHWAY 99 NEAR ROOSEVELT.

IT'S A FOUR-STORY MULTIFAMILY

AFFORDABLE HOUSING APARTMENT BUILDING WITH RESIDENTIAL SUPPORT SPACES ON THE GROUND FLOOR INCLUDING MEETING ROOMS, OFFICE SPACES, FITNESS ROOM, COMMUNITY ROOM WITH RESIDENTIAL KITCHEN. THERE WILL BE 52 UNITS.

12 OF THOSE WILL BE STUDIO.

39 WILL BE ONE BEDROOM UNITS.

AND THERE WILL BE ONE UNIT THAT IS AN ON-SITE MANAGER.

THIS IS A COLLABORATIVE PROJECT BETWEEN HOMES FOR GOOD LANE COUNTY AND SPONSORS.

PROJECT IS CURRENTLY IN FOR REVIEW.

THE STATION HOUSE LOCATED AT 111 EAST FIFTH AVENUE, ADJACENT TO THE SPAGHETTI WAREHOUSE, WHICH IS THE OLD ELECTRIC STATION, IS A SEVEN-STORY PLUS MEZZANINE LEVEL.

IT'S MARKET RATE HOUSING INTENDED TO HAVE 130 UNITS, 218 PARKING SPACES AND GROUND FLOOR RETAIL.

IT IS A MUPTE PROJECT, AND IT'S IN

FOR REVIEW.

THIS NEXT PROJECT AT THE EUGENE AIRPORT IS THE EUGENE OUTBOUND BAGGAGE EXPANSION.

THE FIRST PROJECT AREA IS IN EXISTING TERMINAL TICKETING AREA WHERE THEY WILL DO RENOVATION OF 8,000 SQUARE FEET OF AIRLINE OFFICE SPACES BEHIND THE EXISTING TICKETING COUNTERS.

THE SECOND PROJECT AREA INCLUDES A NEW 21,000 SQUARE FOOT ENCLOSED FACILITY CONTAINS NEW BAGGAGE HANDLING SYSTEM AND ASSOCIATED TSA SCREENING EQUIPMENT.

ADJACENT TO THAT WILL BE AN ATTACHED 21,000 SQUARE FEET EXTERIOR CANOPY WITH THRIVE-THROUGH LANES.

THIS PROJECT IS CURRENTLY IN FOR REVIEW.

THE SCHOOL DISTRICT ALSO HAS A NEW PROJECT IN FOR REVIEW.

THE TRANSPORTATION AND NUTRITIONAL SERVICE FACILITY.

THIS 10,500 PRE-ENGINEERED METAL BUILDING WILL HOUSE THE DISTRICT'S

TRANSPORTATION AND NUTRITIONAL
DEPARTMENTS.

BUS MAINTENANCE BAYS, WAREHOUSE,
REST ROOMS, EMPLOYEE LOUNGE AND
WALK-IN FREEZERS.

SITE WORK INCLUDES A LARGE SURFACE
PARKING AREA, REFUELING AREA, BUS
WASH CANOPY, AND ELEVATED STORM
WATER GARDEN DECK.

THIS CONCLUDES THE PRESENTATION.

THANK YOU FOR ALLOWING US TO SHARE
OUR WORK WITH YOU.

>> GOOD AFTERNOON.

MY NAME IS ANDREW BEATTIE.

I'M THE BUILDING OFFICIAL FOR THE CITY OF
EUGENE.

THANK YOU FOR PUTTING TOGETHER THAT
PRESENTATION.

THIS PRESENTATION HAS TOUCHED ON A
FEW OF THE MANY PROJECTS BEING BUILT
ON PRIVATE PROPERTY WITHIN OUR
COMMUNITY.

OUR EMPHASIS HERE WAS TO SHOW
EXAMPLES OF THE LARGER, MORE

COMPLEX, OFTEN HIGHLY VISIBLE
PROJECTS BEING BUILT.

SOME OF WHICH YOU'VE PROBABLY
ALREADY SEEN EVIDENCE OF WHEN YOU
DRIVE AROUND AND YOU SEE THE CRANES
AND THE OTHER CONSTRUCTION EVIDENCE.
THERE IS ALSO A SIGNIFICANT AMOUNT OF
WORK BEING DONE WITHIN OUR
COMMUNITY THAT WAS NOT COVERED
WITHIN THE PREVIOUS SLIDES.

LAST YEAR, I ASKED MINA TO PUT A SLIDE
UP ON SCREEN.

THANK YOU.

THE CITY OF EUGENE STAFF RECEIVED
7,267 APPLICATIONS FOR PERMIT.

WE ISSUED 9,639 PERMITS, AND WE
PERFORMED OVER 45,000 INSPECTIONS.

THE RESULT OF ALL OF THE INSPECTIONS
WAS COMPLETED PROJECTS, 7,598

PROJECTS WERE COMPLETED IN CALENDAR
YEAR 2025.

YEAR-TO-DATE, WE HAVE SEEN STEADY
PERMITTING WITH APPLICATIONS RECEIVED
OF 5,074 YEAR-TO-DATE.

PERMITS ISSUED 6,687.

ALMOST 27,000 INSPECTIONS PERFORMED,
AND ALMOST 5,000 PROJECTS COMPLETED
SO FAR THIS YEAR.

OUR WORK REGULATES CONSTRUCTION ON
PRIVATE PROPERTY.

IT SPANS A WIDE RANGE OF PERMIT TYPES
THAT ARE GENERALLY GROUPED INTO
THREE MAIN CATEGORIES.

APPROXIMATELY 2/3 OF OUR PERMITS ARE
TRADE PERMITS, WHICH ARE LIMITED IN
SCOPE TO COVER THE CONSTRUCTION OF
ELECTRICAL, PLUMBING AND MECHANICAL
SYSTEMS.

AN EXAMPLE OF THIS TYPE OF PERMIT IS AN
ELECTRICAL PERMIT SUCH AS WIRING A
HOUSE OR INSTALLING AN E.V. CHARGER AT
A HOME.

OR EVEN WIRING AN ENTIRE NEW
COMMERCIAL BUILDING.

PLUMBING PERMITS, TRADE PERMITS
COULD CONSISTENT OF REMODELING A
KITCHEN OR REPAIRING THE PIPING UNDER
A HOME OR REPAIR OF A SEWER OR WASTE
WATER SYSTEM.

MECHANICAL PERMITS INCLUDE INSTALLING

NEW AIR CONDITIONING OR HEATING
EITHER FOR A HOME OR FOR A
COMMERCIAL STRUCTURE.

THE OTHER TYPES OF PERMITS WE ISSUE
ARE REGULATING THE CONSTRUCTION OF
NEW OR ALTERED RESIDENTIAL
CONSTRUCTION.

PRIMARILY RELATING TO ONE AND
TWO-FAMILY DWELLING AND HOMES AND
COMMERCIAL PERMITS.

MOST OF THE SLIDES YOU'VE SEEN HAVE
FOCUSED ON THIS LAST TYPE, WHICH IS
OUR COMMERCIAL PERMITTING.

FOR EVERY TYPE OF PERMIT, WE STRIVE TO
PROMPTLY AND EFFICIENTLY RECEIVE THE
APPLICATION, PROCESS TOWARDS PERMIT
ISSUANCE, AND INSPECT TOWARDS
PROJECT COMPLETION.

IN DOING SO, WE ARE FULFILLING OUR
MISSION TO HELP OUR COMMUNITY BUILD
SAFE AND LIVEABLE STRUCTURES.

>> AS WE WRAP UP, I JUST WANT TO TAKE A
MOMENT AND PULL BACK AND LOOK AT THE
BIGGER PICTURE.

ALL THE ACTIVITY YOU JUST HEARD ABOUT, EVERY APPLICATION RECEIVED, EVERY PERMIT ISSUED, AND EVERY INSPECTION COMPLETED REPRESENTS THE STEADY, THOUGHTFUL WORK HAPPENING EVERY DAY TO SUPPORT OUR COMMUNITY'S GROWTH.

OUR TEAM HAS BEEN INCREDIBLY COMMITTED, AND THAT DEDICATION IS WHAT KEEPS PROJECTS MOVING FORWARD. AND ALLOWS NEW HOMES, NEW SPACES, OPPORTUNITIES TO TAKE SHAPE ACROSS EUGENE.

I'VE ALSO BEEN WORKING ON IMPROVEMENTS THAT MAKE IT EASIER FOR OUR PARTNERS TO ENGAGE WITH US, ENHANCING OUR ONLINE PERMITTING SYSTEM, WELCOMING A NEW DEVELOPMENT IN PERMITTING LIAISON LATER THIS MONTH, AND EXPANDING OUR COMMUNITY EDUCATION SERIES ARE ALL STEPS TOWARDS MAKING THE PROCESS CLEARER, MORE ACCESSIBLE AND COLLABORATIVE.

CHANGES REFLECT SOMETHING SIMPLE

BUT IMPORTANT.

WE WANT TO SUPPORT PEOPLE WHO ARE HELPING BUILD THE FUTURE OF OUR CITY. AND WE WANT TO DO THAT IN A WAY THAT FEELS RESPONSIVE AND CONNECTED.

THANK YOU FOR ALLOWING US TO SHARE THIS SNAPSHOT OF THE WORK THAT'S UNDERWAY, AND THE WONDERFUL WORK THAT THIS GROUP DOES.

AND WE'RE HAPPY TO ANSWER ANY QUESTIONS THAT YOU ALL HAVE.

>> MAYOR KNUDSON: THANK YOU, STAFF, FOR THAT VERY ROBUST PRESENTATION. A LOT OF INFORMATION, ANDREA, AS YOU MENTIONED THAT MAY NOT BE IMMEDIATELY AVAILABLE TO PEOPLE BUT WHO ARE LOOKING AROUND AT OUR COMMUNITY AND SEEING PROJECTS UNDER CONSTRUCTION AND WONDERING, WHAT'S COMING UP?

WHAT'S HAPPENING THERE NEXT?

AND I THINK IT IS REALLY HELPFUL TO HAVE THIS TOUCH POINT AND ALSO FOR OUR COUNCIL AND OUR COMMUNITY TO HAVE A SENSE OF THE TRAJECTORY THAT

WE'RE ON WITH DEVELOPMENT, WITH THE PRODUCTION OF HOUSING, WITH THE CREATION OF JOB OPPORTUNITIES IN OUR COMMUNITY RELATIVE TO THE GOALS SET BY THIS BODY.

SO WITH THAT, I'LL JUST SAY APPRECIATION FOR ALL OF THE WORK THAT HAS GONE INTO BEING ABLE TO SHARE THAT WITH US AND INTO MAKING IT SO ACCESSIBLE TO THE COMMUNITY.

AND I'LL OPEN THE FLOOR TO COUNCIL DISCUSSION.

COUNCILOR GROVES.

>> GROVES: THANK YOU, MAYOR, AND THANK YOU FOR THAT PRESENTATION. I REALLY LIKED THE FORMAT WITH THE VOICE PRERECORDED.

I WOULD LIKE TO SEE THIS MAYBE IT ALREADY IS, IS THIS SOMEWHERE ON OUR WEBSITE WHERE PEOPLE FROM THE GENERAL PUBLIC CAN ACCESS IT?

AND THE REASON I'M ASKING THAT QUESTION IS, I FREQUENTLY HEAR FROM PEOPLE, NOTHING IS GETTING BUILT IN

EUGENE.

AND USUALLY I COME UP WITH ABOUT FOUR
OF THOSE JUST OFF THE TOP OF MY HEAD.

BUT, YOU KNOW, TO HAVE THEM ALL IN ONE
SPOT WHERE WE CAN DIRECT PEOPLE TO, I
THINK WOULD BE HELPFUL.

BECAUSE THIS IS IMPRESSIVE.

THE WORK THAT'S BEING DONE IS
IMPRESSIVE.

AND IT'S SO IMPORTANT TO OUR
COMMUNITY.

THIS IS PART OF OUR WAY OUT OF OUR
FINANCIAL PROBLEMS WITH THE
LONG-TERM VIEW.

SO, ANYWAY, THE QUESTION IS, IS THIS
AVAILABLE SOMEWHERE NOW OR COULD IT
BE?

>> ONE, IT WILL BE, BECAUSE THIS WILL BE
POSTED ONLINE.

BUT NOT EASY FOR PEOPLE TO FIND.

SO WE CAN CERTAINLY LINK THIS FROM
OUR END OF THE PLANNING AND
DEVELOPMENT AND BUILDING PERMIT
SERVICES WEBPAGE.

THAT'S A GREAT IDEA.

>> GROVES: I FIND HAVING ACCESS TO THINGS LIKE THIS ONLINE ARE HELPFUL TO ME AS A COUNCILOR WHEN I RESPOND, BECAUSE I FREQUENTLY INCLUDE LINKS, SAYING FOR MORE INFORMATION GO HERE. IT'S BEEN WELL RECEIVED.

AND SO, YOU KNOW, IT'S NICE TO BE ABLE TO PUT OUR BEST FOOT FORWARD.

AND I THINK THIS IS A GOOD SHOT AT THAT.

I'M ALSO VERY GRATIFIED TO HEAR THAT YOU ARE WORKING TO FIND WAYS TO MAKE IT EASIER IN THE PERMITTING PROCESS, WHICH CAN BE DAUNTING FOR EVEN SOMEONE WITH A SMALL PROJECT.

ESPECIALLY THAT'S NOT WHAT THEY DO FOR A LIVING.

I MEAN, IT'S COMPLICATED AT BEST.

AND THE EASIER WE CAN MAKE THAT, I THINK, THE MORE WE'RE GOING TO SEE GOOD, APPROPRIATE DEVELOPMENT FOR OUR COMMUNITY.

AND THEN THE LAST THING I WANTED TO SAY WAS THANK YOU, ALISSA, FOR YOUR

DECISION ON THE HIGH NECKS SITUATION.

THAT'S A BIG THING FOR PEOPLE

ESPECIALLY IN MY WARD WHERE THE

SHUTTERED HIGH NECKS PLANT EXISTS.

AND I HAVE RECEIVED A LOT OF INPUT ON

THAT FROM PEOPLE THAT ARE VERY, VERY

CONCERNED.

SO I THINK IT'S GOOD TO JUST -- THAT

WE'RE GOING TO GET SOME TIME NOW TO

KIND OF LOOK AT THIS ON A LARGER SCALE

FOR OUR COMMUNITY AS A COUNCIL.

AND I KNOW THAT'S COMING UP IN

SEPTEMBER -- OR EXCUSE ME, DECEMBER.

AND IT'S IN THE MANAGER'S TIMELINE HERE.

SO I APPRECIATE THAT OPPORTUNITY TOO.

AND I APPRECIATE YOU HAVING AN

AFFIRMATIVE DECISION ON THAT.

OF COURSE WE'LL SEE IF IT GETS

CHALLENGED AND WHAT LUBA SAYS OR

THE OREGON SUPREME COURT.

BUT AT LEAST I THINK THIS IS A GOOD

STARTING POINT.

SO, AGAIN, THANK YOU.

I APPRECIATE THE WORK.

I APPRECIATE YOU AND YOUR STAFF.

>> GROVES: COUNCILOR KASHINSKY.

>> KASHINSKY: I REALLY LIKED THE PRESENTATION.

OH, LIKE THAT'S WHAT'S BEING BUILT THERE.

JUST BASED ON THE MAP, WE HAVE ALMOST 500 UNITS OF AFFORDABLE HOUSING CURRENTLY UNDER CONSTRUCTION IN THE COMMUNITY, WHICH IS GIVEN HOW MUCH THAT'S NEEDED IN OUR COMMUNITY THAT'S GOOD TO HEAR AND TO SORT OF KNOW, OK, WE ARE ACTUALLY BUILDING THIS HOUSING THAT'S NEEDED IN OUR COMMUNITY.

AND THEN LIKE ANOTHER OVER -- IT LOOKS LIKE OVER 200 THAT ARE IN AN EARLIER PHASE OF THE PROCESS.

NOT ON THE GROUND YET BUT ON THEIR WAY.

A COUPLE OF QUESTIONS.

A QUESTION OF A VERY SPECIFIC PROJECT, AND IF YOU DON'T KNOW THAT'S FINE.

BUT THE ELLIS.

SEVERAL OF THE PROJECTS WERE MENTIONED AS SPECIFICALLY BEING

STUDENT-FOCUSED HOUSING.

THE ELLIS DIDN'T MENTION THAT.

OR I MISSED IT IF IT DID.

IS THAT STUDENT-FOCUSED HOUSING?

DO WE KNOW?

OK.

>> YES.

IT IS AT 13TH AND OLIVE.

IN SPEAKING WITH THE DEVELOPER, THAT
IS THE TYPE OF DEVELOPMENT THAT THEY
DO.

>> KASHINSKY: OK.

GREAT.

AND THEN THE -- WHEN WE WERE TALKING
ABOUT THE PROJECTS COMPLETED ON THE
LAST SLIDE, THAT NUMBER OF ALMOST
5,000 THIS YEAR SO FAR.

IS THAT INCLUDING ALL TYPES OF
PROJECTS?

SO LIKE HEY, I INSTALLED AN E.V.
CHARGER, AS WELL AS I BUILT A 500-UNIT
APARTMENT COMPLEX.

OR IS THAT ONLY PROJECTS THAT ARE

OVER A CERTAIN SIZE?

>> YOU ARE CORRECT.

THE 5,000 REPRESENTS A BREADTH OF PERMITTING WHERE A NEW 12-STORY BUILDING COUNTS AS ONE, AND A NEW E.V. CHARGER COUNTS AS ONE.

>> KASHINSKY: THANK YOU.

THAT'S HELPFUL IN UNDERSTANDING THOSE NUMBERS.

AND I KNOW WE HAVE REPORTS OF THIS IS HOW MANY SINGLE FAMILY HOMES AND MULTI-UNITS.

AND SO YOU CAN KIND OF GET THERE WITH A COUPLE OF DIFFERENT REPORTS THAT I KNOW ARE AVAILABLE.

AND THEN THE LAST QUESTION IS, I KNOW THERE ARE MULTIPLE PLACES INCLUDING OUR PLANNING WORK REGARDING, YOU KNOW, HOUSING TARGETS AND THINGS LIKE THAT, INCLUDING IN OUR BUDGET WHERE WE ARE ESTIMATING PROPERTY TAX REVENUE, WHICH INCREASES MORE THAN 3% ONLY IF WE HAVE DEVELOPMENT.

AND SO I KNOW WE'RE TRYING TO PREDICT
A LITTLE BIT HOW MUCH NEW
DEVELOPMENT IS GOING TO BE HAPPENING
IN ANY GIVEN YEAR.

IS THE AMOUNT OF NEW DEVELOPMENT
WE'RE SEEING ABOUT WHAT WE WOULD
PREDICT OR EXPECT, OR IS IT MORE, OR
LESS, LIKE SORT OF A TREND WISE FROM
WHERE WE ARE THINKING WE ARE GOING
TO WHERE WE ACTUALLY ARE?

DO WE HAVE ANY SENSE OF THAT?

>> WE DON'T HAVE ANY SENSE OF THAT.
IT'S NOT SOMETHING WE WERE THINKING
ABOUT I THINK WHEN WE PUT TOGETHER
THIS PROJECT.

IT WAS MORE JUST LOOKING AT SOME BIG
PERMITS.

THAT'S SOMETHING WE CAN LOOK INTO.

WE DO TRACK THE VALUE OF THE
PROJECTS.

AND SO, I MEAN, I WASN'T KIDDING WHEN I
SAID IT'S MILLIONS AND MILLIONS AND
HUNDREDS OF MILLIONS OF PROJECTS OR

INVESTMENT IN PROJECTS.

AND THAT HAS GONE UP OVER THE YEAR.

BUT THERE'S ALSO INFLATION.

SO WE NEED TO CHECK.

I CAN GET BACK TO YOU ON IN TERMS OF
WHERE WE ARE AND WHERE WE WERE
FORECASTING.

>> KASHINSKY: GETTING THIS PACKET
WHERE WE HAVEN'T SEEN A LOT OF THIS
INFORMATION BEFORE, I'M LIKE, WOW,
THAT'S A LOT OF STUFF.

AND IS THE AMOUNT OF STUFF WE WERE
EXPECTING, OR IS IT LIKE MORE THAN WE
WERE EXPECTING?

SO, YEAH, THANK YOU.

AND THANK YOU FOR ALL THE WORK THAT
YOU ALL ARE DOING TO HELP THESE
PROJECTS MOVE FORWARD.

>> MAYOR KNUDSON: COUNCILOR CLARK
AND THEN COUNCILOR ZELENKA.

>> CLARK: THANK YOU, MAYOR.

THANKS TO ALL FOR THE PRESENTATION.

PRESENTATIONS.

VERY INFORMATIVE.

APPRECIATE HAVING THE INFORMATION.

AND ALISSA, I THINK I'M GOING TO TAKE OFF WITH BOTH OF MY COLLEAGUES IN TRYING TO THINK ABOUT THIS IN THE WAY I ANSWER QUESTIONS FREQUENTLY FOR CONSTITUENTS.

AND I'M TRYING TO SUMMARIZE AND GET MY HEAD AROUND THE BEST WAY TO DO THAT. PART OF THIS, PART OF THE INFORMATION THAT I THINK IS IMPORTANT TO A LOT OF THE QUESTIONS -- TO ANSWER A LOT OF THE QUESTIONS THAT I GET IS ABOUT NEW HOUSING.

SO CAN YOU HELP ME SUMMARIZE WITH NUMBERS HERE AND SAY, THERE ARE RECENTLY CONSTRUCTED, UNDER CONSTRUCTION, ABOUT TO BE CONSTRUCTED, X NUMBER OF UNITS OF NEW HOUSING AND X PERCENTAGE OF THOSE OR X NUMBER IS AFFORDABLE HOUSING?

CAN YOU SUMMARIZE THOSE NUMBERS?

>> I DID NOT DO THAT MATH BEFORE THIS MEETING BUT WE CAN SUMMARIZE THAT AND GET THAT BACK TO YOU.

I THINK COUNCILOR KASHINSKY DID SOME MATH.

>> CLARK: I HEARD THAT TOO.

I SUPPOSE I'LL CONTACT YOU AFTER THE MEETING AND TRY TO GET SOME FURTHER DETAIL IF I CAN.

IS THAT ALL RIGHT?

>> JUST SO EVERYBODY HAS THAT SAME INFORMATION.

YEAH.

>> CLARK: THANK YOU.

>> MAYOR KNUDSON: COUNCILOR ZELENKA.

>> ZELENKA: THANKS.

YEAH, THIS IS AN IMPRESSIVE LIST.

CAN YOU HAVE A SLIDE THAT PUTS ALL OF THE PROJECTS ON A MAP AND ADD IT TO THIS DECK?

I THINK THAT WOULD BE VERY
INFORMATIVE AS WELL TO SHOW THE
GEOGRAPHIC DISTRIBUTION BECAUSE I
THINK THEY ARE ALL OVER THE CITY.
AND THERE'S QUITE A FEW.
AND THERE'S SEVEN MULTIFAMILY
PROJECTS.
AFFORDABLE HOUSING PROJECTS.
FOUR GOVERNMENT PROJECTS.
AND 10 BUSINESS PROJECTS, COMMERCIAL
BUSINESS PROJECTS.
YEAH, FOLLOWING OFF OF WHAT
COUNCILOR GROVES SAID, A LOT OF
PEOPLE SAY, NOTHING IS EVER BEING BUILT
HERE, IF YOU WERE TO LISTEN TO THE
CHAMBER OF COMMERCE IS THE WORST
PLACE ON THE PLANET TO DO BUSINESS.
BUT YET THERE WERE 10 NEW BIG
BUSINESS PROJECTS BEING BUILT.
I THINK THAT MAYBE PEOPLE SHOULD LOOK
AT THIS PRESENTATION MORE CLOSELY.
I HAD A QUESTION ABOUT -- IT'S GREAT
THAT WE HAD SIX AFFORDABLE HOUSING
PROJECTS.
THOSE ARE ALL SUBSIDIZED, AND NOT A

SINGLE ONE OF THEM IS MARKET BASED.

SO IF WE DON'T SUBSIDIZING IT, THEY DON'T GET IT, AND THAT'S PRETTY DARN CLEAR.

BUT ON THE MULTIFAMILY HOUSING, OF THE SEVEN PROJECTS, SIX OF THEM DIDN'T HAVE AN UPDATE, AND ONLY ONE OF THEM DID.

YET THE SIX OF THEM ARE GOING FORWARD AND MOVING FORWARD.

SO THAT'S A 6-1 RATIO.

AND SOME OF THEM WERE NEARLY IDENTICAL PROJECTS TO THE MUPTE PROJECT.

IT MAKES YOU WONDER ABOUT THE NEED FOR THE MUPTE BECAUSE IT'S IN THE GEOGRAPHICAL BOUNDARY OF THE MUPTE SPACE, GIVEN A MUPTE.

BUT PEOPLE ARE ABLE TO DO IT AND BUILD PROJECTS OUTSIDE THE MUPTE SPACE WITHOUT MUPTE.

IT REALLY CALLS INTO QUESTION WHETHER OR NOT MUPTE IS ACTUALLY DOING ANYTHING OR WE'RE JUST ACTUALLY SUBSIDIZING THOSE DEVELOPMENTS THAT DON'T NEED TO BE SUBSIDIZED.

IN FACT, SOME OF THEM ARE REALLY
CLOSE TO EACH OTHER.

JUST HAPPENS TO BE, WHERE'S THE
BOUNDARY?

>> MAYOR KNUDSON: OTHER COMMENTS
FROM COUNCIL?

COUNCILOR KASHINSKY FOR A SECOND
ROUND.

>> KASHINSKY: JUST TO CLARIFY.

WITH THE ELLIS, THOSE ARE ALL
STUDENT-FOCUSED HOUSING THAT DID NOT
RECEIVE MUPTTE?

>> CORRECT.

THEY ARE NOT ELIGIBLE FOR MUPTTES.

>> KASHINSKY: OK.

THANK YOU.

>> MAYOR KNUDSON: THIS HAS BEEN AN
INCREDIBLY USEFUL PRESENTATION I THINK
FOR OUR COUNCIL.

I HAVE A COUPLE OF QUESTIONS THAT

MIGHT BELONG ALSO IN A FUTURE WORK SESSION OR BE USEFUL FOR US TO TRACK RELATIVE TO A FUTURE WORK SESSION.

SOME OF THEM PICK UP ON THE DISCUSSION FROM COUNCIL AROUND SORT OF TRAJECTORIES OF PRODUCTION AND WHAT WE'RE SEEING IN TERMS OF PERMITS PULLED, PROJECT COMPLETION, TRAJECTORY OF UNITS COMPLETED, AND DIVERSITY OF UNIT TYPES OVER TIME, RELATIVE TO OUR GOALS.

AND I KNOW HEATHER AND OTHER MEMBERS OF OUR INCREDIBLE SMALL BUT MIGHTY TEAM IN COMMUNITY DEVELOPMENT HAS GREAT DATA ON THAT FRONT.

AND I THINK SOME OF THE MAPPING INFORMATION REQUESTED IS ALSO CAN BE EASILY PULLED FROM THAT.

AND I THINK THAT THAT WILL HELP US BECAUSE WE ARE IN A CONTEXT LOCALLY AND STATEWIDE WHERE HOUSING PRODUCTION AND HOUSING PRODUCTION STRATEGIES CERTAINLY IS A CURRENT EVENT IN OUR COUNCIL DISCUSSIONS AND

RELATIVE TO OUR COMMUNITY'S NEEDS
AROUND AFFORDABILITY AND DIVERSITY OF
SUPPLY TO SEE HOW WE'RE DOING RIGHT
NOW.

AND IF THERE'S ANY WAY WE CAN
CALIBRATE WHAT WE'RE SEEING IN TERMS
OF PERMITTING AND PROJECT INITIATION IN
OUR COMMUNITY, BUT ALSO RELATIVE TO
OTHER COMMUNITIES, I THINK THAT THAT
WOULD BE HELPFUL.

AS A MAYOR I HEAR A LOT OF FEEDBACK
FROM OTHER COMMUNITIES AROUND
WHERE PRIVATE SECTOR PROJECTS HAVE
DROPPED OFF A CLIFF AND ARE NO LONGER
HAPPENING IN OTHER PLACES, WHERE
PEOPLE ARE NOT SEEING THE DIVERSITY
OF PROJECT TYPES THAT HAVE BEEN
PRESENTED IN THESE 30 OR SO THAT WE
TALKED ABOUT TODAY.

AND I THINK IT WOULD HELP US TO BE ABLE
TO SEE SOME OF THAT LARGER CONTEXT
BECAUSE WE ARE OPERATING ALSO WITHIN
OUR REGIONAL MARKET AND BUILDING
CULTURE.

SO THOSE ARE A COUPLE OF QUESTIONS.

AND I DON'T KNOW IF WE HAVE A SENSE OF THAT TRAJECTORY WITH OUR CURRENT NUMBERS.

WE'VE HEARD SOME REALLY GOOD NEWS EARLIER IN THE YEAR AROUND OUR PIPELINE WITH AFFORDABLE HOUSING AND BEING, YOU KNOW, AT A CERTAIN POINT AT ABOUT 300% OF OUR 12-YEAR AVERAGE ON AFFORDABLE HOUSING PRODUCTION.

BUT I'M JUST CURIOUS IF FROM WHAT YOU ALL HAVE SEEN IN JUST PREPARING THIS MATERIAL THAT COULD SAY, YOU KNOW, WE'RE APPROACHING OUR YEAR TARGET OR WE'RE JUST ACTUALLY RIGHT ON TARGET TO HOLD WITH LAST YEAR.

>> NO, WE DIDN'T DO THAT ANALYSIS BECAUSE THIS IS REALLY JUST A SNAPSHOT IN TIME RATHER THAN WHEN WE DO THE GROWTH MONITORING THAT YOU MENTIONED THAT HEATHER O'DONNELL MANAGES, THAT IS AN ANNUAL REPORT THAT WILL, YOU KNOW, WE'LL START WORKING ON AT THE END OF 2026 AS A LOOK BACK ON HOW DID WE DO IN TERMS

OF THE NUMBER OF UNITS CREATED, THE
NUMBER OF JOBS CREATED, AND SO
REALLY THAT'S PART OF THE URBAN
GROWTH STRATEGIES WORK AS WELL.
THE PLANNING TEAM IS WORKING ON.
SO WE DO HAVE, YOU KNOW, WE KNOW
WHAT OUR TARGETS ARE NOW FOR
HOUSING.

OUR NEW TARGETS FOR HOUSING, WHICH
IS SUBSTANTIALLY HIGHER THAN IT HAS
BEEN PREVIOUSLY.

SO IT'S PROBABLY MORE WRAPPED UP IN
WITH THAT WORK.

BUT WE CAN CONTINUE TO PROVIDE YOU
DATA AS WE HAVE IT.

BUT REALLY THE NEXT BIG
COMPREHENSIVE REPORT ON HOW WE'RE
DOING WILL COME AFTER 2026.

>> MAYOR KNUDSON: THANK YOU.

ALSO I HAVE HAD A REALLY GREAT
OPPORTUNITY TO BE ABLE TO TOUR SOME
OF THESE PROJECTS IN VARIOUS STAGES
OF CONSTRUCTION.

AND JUST TWO THAT I'LL HIGHLIGHT
BECAUSE THEY -- OR THREE, I'LL SAY, AND

ONE THAT DIDN'T MAKE THIS PRESENTATION BECAUSE AS YOU MENTIONED THERE ARE DOZENS AND DOZENS MORE.

FIRST OF ALL, THE ROSA VILLAGE PROJECT THAT IS WRAPPING UP, REALLY GREAT EXAMPLE OF INNOVATION AND PARTNERSHIP TO BE ABLE TO MEET SOME OF OUR COMMUNITY'S GREATEST HOUSING NEEDS.

BEING ABLE TO SEE THE WHITTAKER COMMONS PROJECT UNDER CONSTRUCTION AND HOW THAT WILL IMPROVE CONTEXT IN THAT NEIGHBORHOOD AND OPPORTUNITIES FOR AFFORDABLE HOUSING HAS BEEN GREAT.

AND THEN I ALSO JUST TOURED THE TREETOPS HISTORIC RENOVATION PROJECT A FEW WEEKS AGO, WHICH IS ANOTHER PROJECT THAT'S BEEN LONG WISHED FOR THAT IS NOW UNDER A TRULY EXPANSIVE HISTORIC RENOVATION PROCESS, AND HAS BEEN CLOSE WORK WITH OUR CITY STAFF AND PARTNERS, BUT REALLY EXCITING TO SEE A STRUCTURE

THAT HAS ESSENTIALLY BEEN SITTING INERT FOR A NUMBER OF YEARS HAVE LIFE BREATHED BACK INTO IT WITH SIGNIFICANT INVESTMENT.

SO LOOKING FORWARD TO, I HOPE, CONTINUAL UPDATES OR AN ANNUAL UPDATE OR SEMIANNUAL UPDATE OF THIS TYPE SO WE CAN STAY APPRISED OF THE REALLY GOOD WORK HAPPENING IN OUR COMMUNITY.

WITH THAT, AND SEEING NO OTHER QUESTIONS FROM COUNCIL, UNLESS THERE ARE ANY LAST REQUESTS, I'LL JUST SAY THANK YOU AGAIN TO THIS TEAM AND FOR THE -- OH, COUNCILOR GROVES.

>> GROVES: JUST QUICKLY, I WANT TO LEND MY VOICE TO WHAT THE MAYOR JUST SAID ABOUT AN ANNUAL UPDATE ON THIS WOULD BE WONDERFUL.

I DON'T KNOW THAT WE ALWAYS NEED A FULL WORK SESSION FOR IT, BUT JUST SOMETHING LIKE THE POWERPOINT, JUST TO SEE WHAT IS GOING ON.

IT REALLY WOULD BE HELPFUL, I THINK, FOR

US TO BE KEPT APPRISED OF THAT WHEN WE'RE SPEAKING AT PUBLIC GATHERINGS, WITH CONSTITUENTS.

THIS KIND OF QUESTION COMES UP FREQUENTLY.

THANK YOU.

>> MAYOR KNUDSON: THANK YOU, COUNCIL, AND THANK YOU, STAFF, AND PLEASE PASS ON OUR APPRECIATION TO THE REST OF YOUR TEAM THAT IS WORKING ON PROJECTS LIKE THESE BUT ADJACENT WORK THAT HELPS US BE SUCCESSFUL. AND, ANDREA, I APPRECIATE YOUR COMMENT ABOUT BEING LIVEABLE AND SAFE BEING AT THE HEART OF THE WORK THAT WE ARE DOING.

WITH THAT, I WILL SAY THANK YOU ALL.

WELCOME BACK TO SCHOOL TO ALL SCHOOL-AGED CHILDREN AND FAMILIES AND EDUCATORS AND STAFF IN OUR COMMUNITY.

IN THESE LAST COUPLE OF DAYS IN BOTH BETHEL DISTRICT AND EUGENE DISTRICT 4J, WELCOME BACK CITY COUNCIL AFTER SUMMER BREAK.

THIS CONCLUDES OUR AGENDA FOR TODAY.
SO THANK YOU AND I NOW CLOSE THE
SEPTEMBER 9, 2026, WORK SESSION.
WE ARE ADJOURNED.