



Eugene City Council

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www.eugene-or.gov

EUGENE CITY COUNCIL AGENDA

July 8, 2026

12:00 p.m. CITY COUNCIL WORK SESSION and URBAN RENEWAL AGENCY MEETING

City Council Wednesday work sessions are held using virtual meeting technology. Information about online or other options for access and participation will be available at <https://www.eugene-or.gov/3360/Webcasts-and-Meeting-Materials>

**Meeting of July 8, 2026;
Her Honor Mayor Kaarin Knudson Presiding**

Councilors

Lyndsie Leech, President
Jennifer Yeh
Mike Clark
Randy Groves

Eliza Kashinsky, Vice President
Alan Zelenka
Greg Evans
Matt Keating

12:00 p.m. CITY COUNCIL WORK SESSION and URBAN RENEWAL AGENCY MEETING

- 1. WORK SESSION: Intergovernmental Relations: Preparation for 2027 Legislative Session, Follow-up**
- 2. WORK SESSION: Urban Renewal Update: Riverfront**

The Eugene City Council welcomes your interest in these agenda items. This meeting location is wheelchair-accessible. For the hearing impaired, an interpreter can be provided with 48 hours' notice prior to the meeting. Spanish-language interpretation will also be provided with 48 hours' notice. To arrange for these services, contact the receptionist at 541-682-5010. City Council meetings are telecast live on Metro Television, Comcast channel 21, and rebroadcast later in the week.

El consejo de la Ciudad de Eugene agradece su interés en estos asuntos de la agenda. El lugar de la reunión tiene acceso para sillas de ruedas. Se puede proveer a un intérprete para las personas con discapacidad auditiva si avisa con 48 horas de anticipación. También se puede proveer interpretación para español si avisa con 48 horas de anticipación. Para reservar estos servicios llame al 541-682-5010. Las reuniones del consejo de la ciudad se transmiten en vivo por Metro Television, Canal 21 de Comcast y son retransmitidas durante la semana.

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EUGENE CITY COUNCIL

AGENDA ITEM SUMMARY



Work Session: Intergovernmental Relations: Preparation for 2027 Legislative Session, Follow-up

Meeting Date: July 8, 2026
Department: Central Services
www.eugene-or.gov

Agenda Item Number: 1
Staff Contact: Ethan Nelson
Phone: 541-682-5245

ISSUE STATEMENT

This work session is to continue the May 27, 2026, Intergovernmental Relations (IGR) Council Work Session in preparation for the 2027 Oregon Legislative Session. During this work session, staff will provide the City Council an overview of the 2027 Legislative preparation process. This work session is informational only.

BACKGROUND

In October 2023, the City Council passed Resolution 5387 that adopted revised IGR Committee Operating Agreements. The IGR Operating Agreements provide direction on how the City of Eugene sets state and federal policy priorities and directs City resources on high priority items to be reviewed and approved by the Council's IGR Committee.

Current IGR Committee Members include Councilors Evans, Groves (Chair), and Yeh. Mayor Knudson regularly attends IGR Committee meetings as a non-voting member. The IGR Committee meets regularly, generally monthly with the ability to hold special meetings during the legislative session. IGR Committee meetings are posted on the City's website and open to the public via Zoom. More information on the IGR Committee and testimony provided on priority bills can be found at the IGR Program webpage: <https://www.eugene-or.gov/368/Intergovernmental-Relations>

The last time the Priorities and Policies documents were reviewed and adopted by City Council was in January 2026 (**Attachment A**), in preparation for the 2026 Oregon Legislative Session.

2027 Oregon Legislative Session Preparation

The IGR Manager facilitates a process outlined within the IGR Committee Operating Agreements (contained within the [City Council Operating Agreements](#)) to build an annual Legislative Agenda for City Council deliberation and action. The process includes an iterative multi-stakeholder process to develop the annual State Priorities and the State/Federal Policies documents. **Attachment B** includes a framework and timeline for that engagement process.

RELATED CITY POLICIES

- [City Council Strategic Plan](#)
- [City Council Operating Agreements \(last updated March 2026\)](#)

July 8, 2026 Work Session – Item 1

PREVIOUS COUNCIL DIRECTION

October 23, 2023 Meeting

Councilor Keating, seconded by Councilor Clark, moved to approve items B and C on Consent Calendar 1. Note: Item C was 'Adoption of a Resolution Amending Eugene City Council Operating Agreements and Repealing Resolution No. 5381'
Passed 8:0

January 26, 2026 Work Session

Councilor Leech, seconded by Councilor Zelenka, moved to adopt the 2026 Eugene State and Federal Legislative Policy document and the 2026 Eugene State Priorities document as approved by the IGR Committee.
Passed 7:0

May 27, 2026 Work Session

IGR Staff presented a summary of outcomes from the 2026 OR Legislative Session and the 2026 United Front Delegation Trip to Washington DC, staff provided a process outline and schedule for developing the city's 2027 Legislative Priorities. Short discussion, no action was taken.

COUNCIL OPTIONS

Informational session only.

CITY MANAGER'S RECOMMENDATION

None.

SUGGESTED MOTION

None.

ATTACHMENTS

- A. 2026 Eugene State Priorities Document and 2026 Eugene State and Federal Legislative Policy Document
- B. IGR Legislative Engagement Process Framework

FOR MORE INFORMATION

Staff Contact: Ethan Nelson, Intergovernmental Relations Officer
Phone: 541-682-5245
Staff E-Mail: enelson@eugene-or.gov
IGR webpage: <https://www.eugene-or.gov/368/Intergovernmental-Relations>



2026 Eugene-State Legislative Priorities

Approved by the Eugene City Council on January 26, 2026

- **Protect full funding for OHCS Statewide Shelter Program (SSP).**
During the 2025 Legislative Session, [HB 3644](#) was passed into law creating the Statewide Shelter Program (SSP), with \$204M allocated to Oregon Housing and Community Services Department (OHCS) for the two-year biennium (2025-2027). Since the end of the session, continued state financial forecasts are signaling that the Legislature will need to cut budgets in the existing 25-27 biennium to balance the state budget. Staff will work to keep shelter funding at the appropriated level.
- **Protect the \$6M Lottery Bond allocation for Clear Lake Road Infrastructure.**
During the 2025 Legislative Session, the Clear Lake Road Infrastructure project was allotted \$6M in the '[Lottery Bond Bill](#)' [HB 5031](#) -Section 20, '*for distribution to the City of Eugene to construct a wastewater collection system to prepare industrial land for development.*' As these are Lottery Bond funds, they will not be sold and available until 2026. Since the end of the session, the bonding amount estimates for the Lottery Bond program have decreased, potentially creating a situation where Bond sales are limited and approved projects may be impacted. Staff will work to keep the full \$6M allocation to Clear Lake Road project intact.
- **Support increased protections related to threats to public officials.**
During the 2025 Legislative Session, Eugene spearheaded [SB 473](#), which would increase protections to elected and appointed officials from threatening behaviors. The bill received broad support on the Senate side, being passed unanimously during a very divisive legislative session. Unfortunately, it stalled in the House Chamber. Staff will work with a coalition of local governments and the Eugene Legislative Delegation to keep this bill as a priority through the short session.
- **Support state and federal financial support for Eugene Airport Expansion.**
Eugene supports increased federal and state funding for the development of the Eugene Airport Terminal and Apron facilities
- **Support increased state investment in behavioral health systems.**
Placeholder-consult with Lane County regarding potential BH funding priorities.
- **Support statewide property tax reform.**
[HB 2321](#) Established the Task Force on Impacts of Ballot Measures 5 and 50. Representative Nathanson leads the effort to make recommendations for the 2027 legislative session to address the structural deficits local governments face due to property tax restrictions.



2026 State and Federal Legislative Policy

Approved by Eugene City Council on January 26, 2026

Support Housing Opportunities and Financial Stability for Eugene Residents and Addressing the Homelessness Crisis.

Eugene supports the preservation and expansion of the following policy positions, programs, and investments:

1. Housing Policy:
 - a. Programs and tools to fund the development, preservation, and protections of housing affordable to low-income persons.
 - b. Land use and community planning tools that enable the development of affordable housing.
2. Unhoused Shelter and Homeless Services:
 - a. Publicly operated emergency shelters and permanent supportive housing investments designed to transition homeless individuals and families into stable housing situations.
 - b. Funding for human services, emergency housing assistance, and other programs to meet the needs of homeless persons and those at risk of homelessness.
 - c. Robust funding for the Statewide Shelter Program.
3. Human Services:
 - a. Increased state funding for addiction treatment and recovery, including sobering and detox.
 - b. Behavioral health outreach, services, and treatment designed to transition persistently homeless individuals with behavioral health conditions to housing and treatment.
 - c. Tools to support financial stability, savings, and asset development for low-income persons.
4. Renter Protections:
 - a. Ensure Oregon residents do not experience discrimination in housing and may access appropriate information and complaint systems.
 - b. Legislation that increases the stability of renter households and maintains appropriate protections for landlord-tenant relations.

Securing Local Finance Options

1. Proposals to restructure or change the state's tax and revenue system must allow local government's continued authority to finance the level of services needed by their residents.
2. City governments are the most practical and effective providers of urban municipal services, and state or county tax policies should avoid raising revenues for duplication of city services by other jurisdictions.
3. Eugene opposes the levying of property taxes by the state to fund services that are deemed the responsibility of the state.
4. Eugene supports the ability to maintain local flexibility over revenue systems, retain local apportionment of revenue from state gas, liquor, beer and wine taxes, marijuana taxes

2026 City of Eugene State and Federal Legislative Policies

and other state-imposed taxes and fees, and the preservation and enhancement of state shared revenues.

5. Eugene opposes the granting of new exemptions, deferrals, or forgiveness of property taxes by the Legislature without reimbursement of the revenue forgone by cities.
6. Eugene supports the repeal of local government preemptions created by state or federal agencies or legislation and opposes federal or state pre-emption of local taxation authority.
7. Eugene opposes subsidizing through taxes, services, or changes to revenue sharing formulas those businesses or households in unincorporated areas.
8. Eugene supports maintaining current tax and fee authority regarding System Development Charges (SDCs) and Urban Renewal Districts.

General Government

1. Eugene supports the exemption from disclosure of attorney-client privileged records under the Public Records Law.
2. Eugene opposes changes in state public records laws that place undue financial burden on municipalities to comply or restrict a municipality's ability to represent its interest throughout an appeal process.
3. Eugene opposes efforts to increase supervisor representation.
4. Eugene opposes changes to collective bargaining laws that reduce local bargaining rights or present unfunded mandates to local governments.

Economic Development

1. Eugene will look for opportunities to strengthen and fund the local entrepreneurial ecosystem.
2. Eugene supports bioscience and advanced manufacturing as regional economic drivers and supports state and federal funding investments to advance local initiatives.
3. Eugene supports the Cultural Arts sector as a primary economic driver.
4. Eugene seeks resources to expand its industrial land supply.
5. Eugene supports state and federal infrastructure investments for economic development.

Land Use

1. Eugene opposes state or federal legislative or regulatory pre-emption of local land use laws and authorities.
2. To the extent the legislature establishes mandates that require Eugene to take certain actions, Eugene supports legislation that provides clarity, and incorporates flexibility to the extent possible. Eugene also supports timely and efficient state technical support and funding to provide assistance in implementation of such mandates.
3. Eugene supports legislation that streamlines the Urban Growth Boundary expansion and the Urban Reserves establishment processes, providing clarity, and incorporating flexibility to the extent possible. In addition, Eugene supports allowing the adoption of Rural Reserves outside of the Eugene Metro area.
4. Eugene supports the removal of regulatory barriers to housing affordability, availability, and diversity, as well as the removal of regulatory barriers to mixed-use development, all without sacrificing local control.
5. Eugene supports actions that incentivize multi-family and mixed-use development along transit corridors.

2026 City of Eugene State and Federal Legislative Policies

6. Eugene seeks appropriate funding from the Legislature to cities to implement new Legislation or Agency Regulatory Actions related to climate and land-use.
7. Eugene opposes legislation that eliminates or weakens existing methods of annexation.
8. Eugene supports legislation that creates incentives for annexation.
9. Eugene supports state-wide policy that is permissive of voluntary annexation of non-contiguous properties within an existing urban growth boundary.

Information Technology, Telecommunications, and Municipal Right of Way (ROW)**Authority.**

1. Eugene broadly defines telecommunications activities, services, and facilities to include wireless and wireline voice (including VOIP-voice over internet protocol), data, and video, including cable system communications, and high-speed broadband services such as IPTV (Internet Protocol TV), OTT (Over the Top Programming), and Internet Access.
2. Eugene supports City Ordinance 20083 authority and responsibility to manage the public rights of way (ROW), especially for issuing permits for installations and city pole use contracts for wireless facilities.
3. Eugene supports the City Ordinance 20083 authority to determine and collect fair and reasonable compensation, including in-kind services, for use of public infrastructure and public rights of way.
4. Eugene supports the existing ability of cities and municipal utilities to own, operate, construct and provide telecommunications services, including high-speed broadband.
5. Eugene supports the 2015 net neutrality provisions and opposes actions that would decrease open access to the internet through tiered pricing structures or other strategies.
6. Eugene supports improvements and funding for ensuring effective cyber-security systems and IT modernization at state and local government levels.
7. Eugene supports the preservation and expansion of affordable and accessible broadband services.

Public Safety*Includes Fire/EMS, Courts, Law Enforcement, and Prosecution.*

1. Eugene supports increased funding and training for Special Teams to include Urban Search and Rescue (USAR).
2. Eugene supports efforts to maintain fire department input on proposed development projects and to administer all provisions of the Fire Code.
3. Eugene supports afterschool funding for youth that contributes to the prevention and reduction of juvenile crime, including early childhood literacy programs.
4. Eugene supports state and federal funding for local government public safety emergency operations, disaster preparedness, and capital facilities.
5. Eugene supports state and federal funding and policy support for local government community justice style programs, and Teen or Peer Courts that provide early intervention.
6. Eugene supports state-wide efforts that increase police accountability through application of consistent professional standards, implementation of 21st Century Policing-including the reduction of use of force and increased use of de-escalation techniques, and transparency of disciplinary actions.

2026 City of Eugene State and Federal Legislative Policies

7. Eugene supports funding to neighborhoods or areas susceptible to wildland fire, commonly known as the Wildland Urban Interface (WUI), through prevention, education, mitigation efforts such as but not limited to fuels reduction and building codes.
8. The City of Eugene supports statute changes and new programs that reduce time needed to transfer incarcerated defendants who lack fitness to proceed to the Oregon State Hospital but do not negatively impact the law enforcement, the City of Eugene Criminal Justice System or the welfare of the Eugene community.

Transportation

1. Eugene opposes federal or state pre-emption of local permitting and trip fee collection authority of Transportation Network Companies (TNCs) and/or Mobile Service Providers (MSPs).
2. Eugene supports policy that ensures the greatest possible flexibility for the use of funds to meet local needs, and that grant priority funding for projects when a local match is available
3. Eugene supports local option transportation system funding alternatives, including local option fuel taxes and local transportation system maintenance fees.
4. Eugene will continue to seek right of way and construction funding for the Beltline Hwy Project from River Road to Delta Highway.
5. Eugene supports funding opportunities to address safety on local and state roadways.
6. Eugene supports state funding for intercity rail service, and more frequent and more reliable, higher-speed, customer-friendly passenger rail between Eugene and Portland.
7. Eugene supports additional planning and construction funds for local communities to establish railroad quiet zones, improve safety at grade crossings, upgrade rail beds and acquire rights-of-way to facilitate “passing” areas for passenger trains and freight trains.
8. Eugene supports increased federal and state funding for the development of the Eugene Airport Terminal and Apron facilities.
9. Eugene opposes federal or state withholding of aircraft registration information that utilize Eugene Airport, or any legislation that would limit or prohibit the Eugene Airport’s ability to collect landing fees, aircraft parking fees, or aviation fuel flowage fees.
10. Eugene supports additional state funding for grant programs that provide funding for safe routes to school, shared use paths, and making streets safer for all users including people who walk and bike.

Environment and Natural Resources

1. Eugene supports measures that protect or improve surface water and groundwater quality, including potential drinking water sources.
2. Eugene supports funding, programs, and land use planning tools that protect native ecosystems, preserve intact habitats for migratory species, and protect against invasive species.
3. Eugene supports continuation of funding for the implementation of place-based water resources planning projects by the Oregon Water Resources Board and its implementing partners.
4. Eugene supports appropriate limitations on fill and/or removal of wetlands.
5. Eugene supports funding for constructing, maintaining, evaluating and renovating “green” stormwater infrastructure such as bioswales, green roofs and porous pavement.
6. Eugene supports a science-based approach to waterway and wetland protections under the federal Clean Water Act and related state statutes.

2026 City of Eugene State and Federal Legislative Policies

7. Eugene supports practical exclusions from regulation under the federal Clean Water Act and any related state statutes for constructed green infrastructure stormwater management facilities.
8. Eugene supports fair and equitable water quality permit fees and accountability for demonstrating progress toward meeting commitments made by regulatory agencies collecting the fees.
9. Eugene supports initiatives that assist designated management agencies in meeting their TMDL obligations related to temperature, bacteria, turbidity, and mercury.
10. Eugene supports measures that facilitate economical and environmentally sound practices for managing wastewater and stormwater processes and infrastructure, including resource recovery, maintaining minimum flows to protect infrastructure and reduce the risk of corrosive gas formation.
11. Eugene supports funding and programs to implement measures identified in the regional Natural Hazards Mitigation Plan such as street tree planting programs, enhanced fuels reduction programs, restoration of riparian systems and other efforts to reduce the impact of flood, fires, landslides, and extreme storm events.
12. Eugene supports a statewide prescription drug 'take-back' program.
13. Eugene supports the creation of a Battery Extended Producer Responsibility (EPR) legislation where producers of batteries must share in the end-of-life disposal cost of batteries and battery-containing products. Producers must join a Producer Responsibility Organization (PRO), who will carry out plans to collect and recycle batteries.

Climate Recovery

1. Eugene supports state and federal policies that reflect the true cost of carbon emissions, including market- or investment-based mechanisms, to accelerate the transition to a low-carbon economy and promote clean energy development.
2. Eugene supports continued state funding for community-scale renewable energy and resilience projects, including investments that improve energy reliability for vulnerable populations and critical facilities.
3. Eugene supports the establishment and capitalization of state-level green banks or similar clean energy finance mechanisms to expand access to affordable financing for energy efficiency, electrification, and resilience projects.
4. Eugene supports state programs that ensure equitable access to clean energy and building transition opportunities, including contractor training, workforce development, and support for minority- and women-owned businesses.
5. Eugene supports all implementation aspects of Department of Environmental Quality's 2050 Vision for Materials Management.
6. Eugene supports state funding for electric vehicles, small electric vehicles, e-bikes, electric vehicle infrastructure, fleet incentives, and electric vehicle education programs.
7. Eugene supports state funding for walking, biking and transit infrastructure projects.
8. Eugene supports additional funding for public transportation operations and expanding the definition of public transportation to include shared mobility such as bike share.
9. Eugene supports legislation that calls for Extended Producer Responsibility, in an effort to reduce lifecycle greenhouse gas emissions, and "Right to Repair" legislation, which requires manufacturers to share information necessary for repairs.
10. Eugene supports legislation that allows for changes to the Oregon Building Code to allow for greater use of reused materials in building construction and incentives for adaptive reuse of existing buildings.

2026 City of Eugene State and Federal Legislative Policies

11. Eugene supports state funding that improves energy efficiency in housing, reducing the energy burden and overall cost of housing.

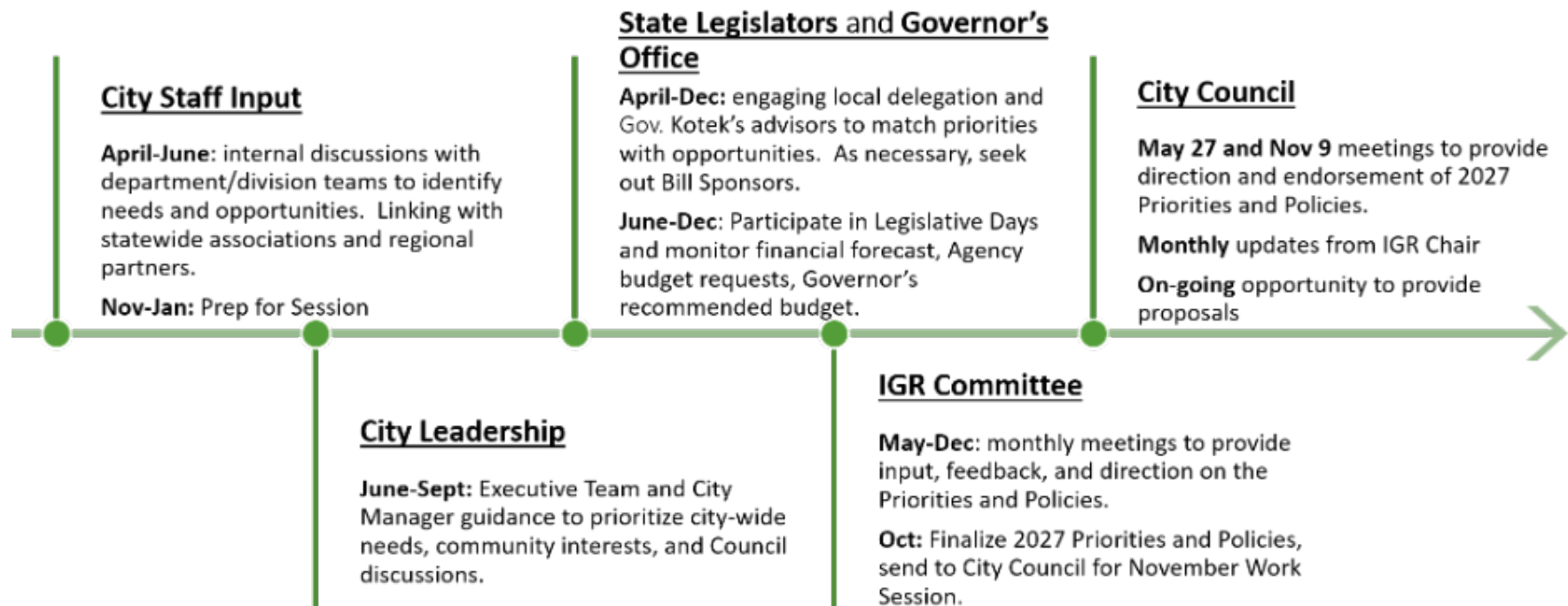
Public Health & Wellness

1. Eugene supports Oregon initiatives that connect youth and families to nature, such as Outdoor School and Oregon's Children's Outdoor Bill of Rights.
2. Eugene supports initiatives that promote active, healthy lifestyles through Park and Recreation services.

Equity and Inclusion

1. Eugene supports initiatives that affirm the promotion of rights included in the International Declaration of Human Rights.
2. Eugene supports legislation that condemns all forms of hate, xenophobia, racism, white supremacy, Anti-Semitism, Islamophobia, homophobia, transphobia, ableism, sexism and other forms of bigotry. This includes timely condemnation of actions against certain groups in relation to specific events.
3. Eugene supports legislation that protects refugees, regardless of citizenship status.
4. Eugene supports legislation that affirm the City of Eugene's practices of not collecting or maintaining information about the political, religious or social views, associations or activities of any individual, group, association, organization, corporation, business or partnership unless such information directly relates to an investigation of criminal activities.
5. Eugene supports legislation that recognizes and celebrates the heritage of the Kalapuya people as original caretakers of the land in which Eugene is located.
6. Eugene supports legislation that includes consideration of equity in the distribution of public resources aimed at removing barriers or correcting historic inequities towards marginalized groups.
7. Eugene supports state and federal legislation that expands protections for people based on source of income, familial status, sexual orientation, and gender identity; regardless of citizenship status.

IGR Legislative Engagement Process



EUGENE URBAN RENEWAL AGENCY

AGENDA ITEM SUMMARY



Work Session: Urban Renewal Update: Riverfront

Meeting Date: July 8, 2026
Department: Planning and Development
www.eugene-or.gov

Agenda Item Number: 2
Staff Contact: Amanda D'Souza
Phone: 541-682-5540

ISSUE STATEMENT

At this work session, the Urban Renewal Agency Board (Agency Board) will receive an update on the status of the Riverfront Urban Renewal District (District) and will be asked to review and take action on two projects eligible for urban renewal funds: construction of an Affordable Housing development on Parcel 4, and Riverfront Connections, a project to strengthen connections between City Hall and the Downtown Riverfront.

BACKGROUND

Urban Renewal has been the primary tool used to realize the community's vision of transforming the former Eugene Water and Electric Board (EWEB) property into the new Downtown Riverfront neighborhood. The Agency purchased the 16-acre property in April 2018 and has made significant investments to spur the site's redevelopment. Council amended the Riverfront Urban Renewal Plan on January 22, 2024, in order to achieve four objectives: 1) help to make residential development projects financially feasible, 2) improve public spaces and buildings (including streets and walkways), 3) strengthen the Plan Area's commercial environment, and 4) protect and enhance the key riparian areas along the river.

The Downtown Riverfront neighborhood has seen substantial progress towards these objectives in the last twelve months; the result of years of planning and hard work. The second residential building, Portal, brought 130 new units into the neighborhood. The Plaza at the Downtown Riverfront Park also opened and is used daily by Eugeneans from around the community. The Affordable Housing project on Parcel 2 has successfully applied for State and Federal funds and is now on the waiting list for State funds as they become available. Since signing the development agreement earlier this year, the Steam Plant development team is progressing through their due diligence, working towards construction commencement by January 2028. City Hall continues to be an active location for Council, community members and City employees.

Projects for Consideration

At the February 11, 2026, work session, staff introduced four projects aimed at improving the connections between all of these component parts, especially where City Hall, the Plaza and private development meet at the intersection of 5th Avenue and Ferry Street. (See Attachment A for a map of the Downtown Riverfront neighborhood.) Those projects included: an Affordable Housing project on Parcel 4; improving the connection between 5th Avenue and the City Hall parking lot and moving the generator that blocks access between them; other connection, access, and wayfinding improvements between City Hall and the rest of the Riverfront neighborhood; and a food hall/eatery on Parcel 8 facing the Park and Plaza. At this work session, the Agency Board will consider the first

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three of those projects to move forward; a detailed description of those projects is included in Attachment B, and a summary is provided below:

- **Parcel 4 Affordable Housing:** Atkins Dame intends to partner with Homes for Good to pursue a 29-unit housing project on Parcel 4, affordable to households earning up to 60% of area median income. The Agency Board will consider two actions necessary for the project to move forward. The first is a request for up to \$3.11 million of Riverfront Urban Renewal funds to support a 29-unit Affordable Housing project. The second is a request to approve a change in use on an adjacent property, the Viaduct Open Space, in order to allow the construction of a parking lot that would serve the Parcel 4 development.
- **Riverfront Connections:** This newly titled initiative encompasses two of the projects initially presented at the February 11, 2026 work session: improving the connection between 5th Avenue and the City Hall parking lot and moving the generator that blocks access between them; and other connection, access, and wayfinding improvements between City Hall and the rest of the Riverfront neighborhood. The improved connection is an important step to make the Parcel 8 restaurant site and Parcel 4 Affordable Housing site more developable. If the Agency Board approves up to \$500,000 for design funding for the project, staff will engage project design and project management professionals and begin Schematic and Design Development on the initial phase of the project, focused on the relocation of the generator and connection to the City Hall parking lot, as well as additional conceptual design for the remainder of the property. Staff will return to the Agency Board with a revised design, cost estimate and Urban Renewal funding proposal for the construction of the first phase.

Staff will also provide an update on the fourth project, a proposed food hall on Parcel 8, at this work session. The Agency Board will consider action on the Parcel 8 project this fall.

River Guides

The River Guides, advisory committee for the Riverfront Urban Renewal District, discussed the Parcel 4 Affordable Housing and Riverfront Connections projects on June 16, 2026. The committee voted unanimously to recommend the Agency Board approve the financial request for Parcel 4, approve the change of use on the Viaduct Open Space property, and approve up to \$500,000 for design costs for the Riverfront Connections project.

District Status

The 2024 Urban Renewal Plan amendment identified projects eligible for urban renewal funds, including projects related to housing, streets, and projects initiated by the Agency Board. The projects the Agency Board is being asked to consider today advance each of these priority areas. The Riverfront Urban Renewal District has approximately \$44.64 million in spending limit (maximum indebtedness) available. (The amount of remaining maximum indebtedness is an estimate based on both actual historical spending and estimated future commitments.) If the Agency Board approves the funding requested outlined in Attachment B, the spending limit for future District use would be approximately \$41.03 million.

RELATED CITY POLICIES

[City of Eugene Strategic Plan 2023-2026](#)

Urgent Community Needs

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- Strategic Goal: Increase the vibrancy, economic vitality, and livability of downtown.
- Strategic Goal: Stabilize the cost of housing.
- Strategic Goal: Advance climate action and community resilience to natural and human-caused disasters.

[Riverfront Urban Renewal Plan](#)

400.B Objectives

1. Address barriers to the creation of new housing by helping to make residential development projects financially feasible. The creation of new housing in the Plan Area will:
 - a. Contribute to the Plan Area's vitality;
 - b. Help alleviate the undersupply of housing in Eugene; and
 - c. Support the City's housing and climate action goals.
2. Improve public spaces and buildings in the Plan Area in order to make it a safe, accessible, and welcoming place for all users. These public improvements will:
 - a. Address public safety concerns by improving the physical environment;
 - b. Provide safe, direct, and attractive linkages between the Plan Area, the University of Oregon, downtown Eugene, and the Willamette River;
 - c. Address bicycle and pedestrian access within the Plan Area; and
 - d. Improve pedestrian and multi-modal transportation circulation between downtown Eugene and the Downtown Riverfront.
4. Protect and enhance the key riparian areas along the river by:
 - a. Addressing impacts of Plan Area development on public open space;
 - b. Maintaining and enhancing the public's physical access to and along the Willamette River

[Housing Implementation Pipeline](#)

- Income Qualified 5-year Goal 5.1: Continue investing in increasing the supply of Affordable Housing (0-80 percent AMI)
- Overall Housing 5-year Goal 5.2: Increase the amount of housing downtown by 50 percent from 2021; an increase of over 1,000 units

[Eugene Downtown Plan](#)

Strong Regional Center – Policy #2. Downtown development shall support the urban qualities of density, vitality, livability, and diversity to create a downtown, urban environment.

PREVIOUS CITY COUNCIL AND AGENCY BOARD DIRECTION

[January 22, 2024 Work Session](#)

Councilor Groves, seconded by Councilor Keating, moved to approve an Ordinance Adopting an Amended Urban Renewal Plan for the Riverfront Urban Renewal District.

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Passed 6:2 (Opposed by Councilors Semple and Zelenka)

February 11, 2026 Agency Board Work Session

Councilor Leech, seconded by Councilor Kashinsky, moved to approve the use of urban renewal funds to repurchase Parcel 5 and authorize the Agency Director to take the actions necessary to acquire Parcel 5 for a purchase price of \$31.09 per square foot.

Passed 8:0

February 11, 2026 Work Session

Councilor Leech, seconded by Councilor Kashinsky, moved to direct the City Manager to take the actions necessary to transfer ownership of the portion of the City Hall property labeled Parcel 4A and shown on Attachment B to this AIS to Atkins Dame for the purchase price of \$31.09 per square foot.

Passed 8:0

AGENCY BOARD OPTIONS

1. Approve the proposed funding for the projects contained in Attachment B to this AIS.

OR

2. Approve the proposed funding for specific projects in Attachment B identified by the Agency Board.

AND

3. Approve the change to the project deal points proposed in Attachment B to allow the Viaduct Open Space parcel to be used for parking.

OR

4. Take no action.

AGENCY DIRECTOR'S RECOMMENDATION

The Agency Director recommends that the Board approve the proposed funding for the projects and the amendment to the project deal points included in Attachment B to this AIS.

POSSIBLE MOTIONS

1. Move to approve the use of urban renewal funds for the projects as provided in Attachment B to this AIS.

OR

2. Move to approve the use of urban renewal funds for specific projects in Attachment B to this AIS.

AND

3. Move to approve the amendment to the project deal points proposed in Attachment B to this AIS and to direct the Agency Director to revise the Disposition and Development Agreement to allow use of the Viaduct Open Space parcel for parking.

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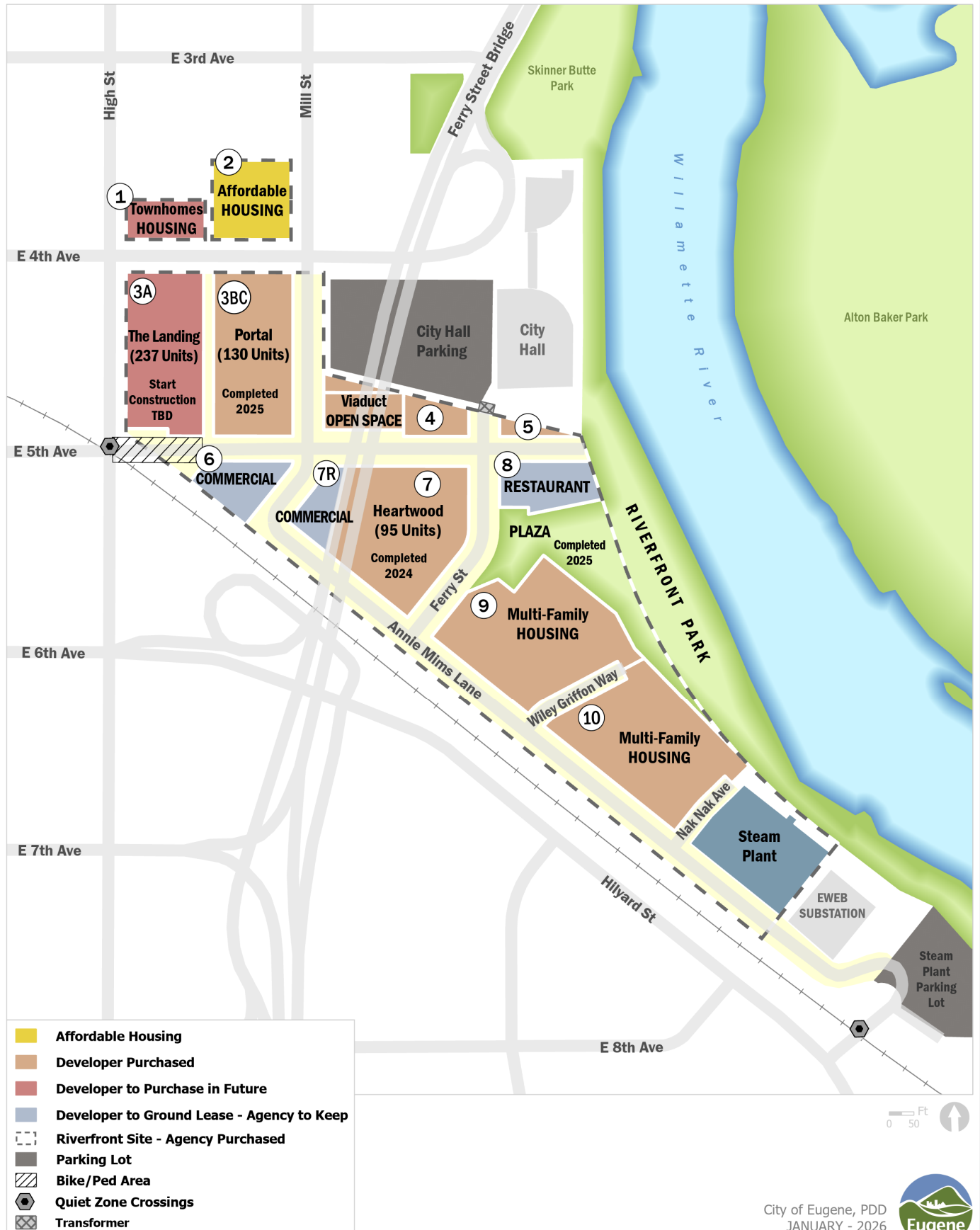
ATTACHMENTS

- A. Map of Downtown Riverfront
- B. Projects for Agency Board Consideration

FOR MORE INFORMATION

Staff Contact: Amanda D'Souza, Development Programs Manager
Phone: 541-682-5540
Staff E-Mail: adsouza@eugene-or.gov

Downtown Riverfront



Caution: This map is based on imprecise source data, subject to change, and for general reference only.

City of Eugene, PDD
JANUARY - 2026



Projects for Agency Board Consideration

This attachment provides information about the projects the Agency Board will consider at the July 8, 2026, work session.

1. Parcel 4 Affordable Housing

Parcel 4 is located just south of the City Hall parking lot, north of 5th Avenue and immediately to the east of the viaduct. Atkins Dame purchased Parcel 4 and Parcel 5 in 2021. (See Figure 1 for an aerial diagram of the two properties.) In February 2026, City Council and the Agency Board voted to purchase back Parcel 5 from Atkins Dame, and to sell a portion of the City Hall lot (shown as Parcel 4A below) to square off Parcel 4 so that it is a developable parcel.

Figure 1. Aerial Diagram of Parcels 4 and 5



Per the Agency's approved deal points for the Downtown Riverfront, Atkins Dame is required to facilitate the development of a housing project on Parcel 4. Atkins Dame's initial intention for Parcel 4 was the development of a market-rate multi-unit building; however, the current financial landscape for market-rate housing is challenging. To continue making progress on buildout of the neighborhood, Atkins Dame has chosen to develop Parcel 4 as their second Affordable Housing project, also in partnership with Homes for Good. The project would be owned and operated by Homes for Good and would be designed in accordance with the neighborhood Design Guidelines.

At the July 8 work session, the Agency Board will consider two actions necessary for the project on Parcel 4 to move forward. Those actions are described below.

1a. Financial Assistance

Atkins Dame and Homes for Good intend to develop a 29-unit, 4-story project, with units affordable to households earning up to 60 percent of Area Median Income. The units will remain affordable for 30 years. The building would be designed in accordance with the neighborhood Design Guidelines and constructed in the same architectural style, using the same materials for the street-facing façades as Heartwood and Portal, the existing market-rate apartments developed by Atkins Dame in the Riverfront.

Figure 2. Rendering of the Parcel 4 Affordable Housing Project, facing northeast from the intersection of 5th Avenue and Ferry Street



The project is estimated to cost \$16.9 million. Homes for Good and Atkins Dame intend to apply to the State's Oregon Housing and Community Services agency (OHCS) for funds in the Low-Income Fast Track (LIFT) and Low-Income Housing Tax Credit (Tax Credit) programs for the majority of project funding. They will also secure a private loan.

The development team requests \$3.11 million of Riverfront Urban Renewal tax increment funds to support the project. See Table 1 for a summary of the proposed capital stack for the project. Homes for Good also intends to apply for a 20-year Low-Income Rental Housing Property Tax Exemption (LIRPHTE) for the project.

The Parcel 4 Affordable Housing project is eligible for Riverfront Urban Renewal funding under Section 600D-4 of the Riverfront Urban Renewal Plan: Other Development Support. If the Agency Board approves the Urban Renewal funds, the development team intends to submit their application for State funds this fall.

Table 1. Parcel 4 Affordable Housing Project Proposed Capital Stack

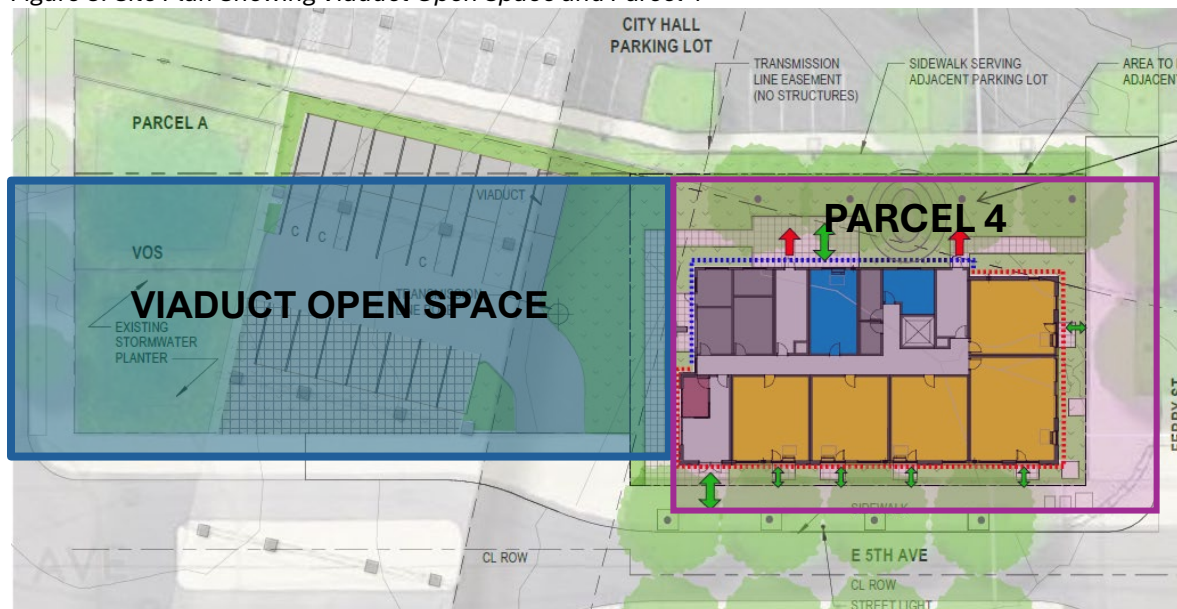
Source	Amount
LIFT	\$5.18 million
Low-Income Housing Tax Credit	\$7.20 million
Private Loan	\$1.20 million
ERD LLC contribution (parking lot)	\$0.21 million
UR Tax Increment Finance request	\$3.11 million
Total Project Cost	\$16.90 million

The Agency Board is asked to authorize up to \$3,110,000 of Riverfront Urban Renewal funds to support the Parcel 4 Affordable Housing project. If this request is approved by the Agency Board, the Urban Renewal funds would be used in lieu of all other locally-competitive funds that the City typically uses to support Affordable Housing (such as federal HOME funds, local Affordable Housing Trust Funds, and local System Development Charge exemptions/City Fee Assistance).

1b. Viaduct Open Space Parcel: Change of Use

The Agency Board is also asked to consider a change of use that would support the Parcel 4 Affordable Housing project. The Agency Board-approved deal points with Atkins Dame outline requirements for a parcel in the Downtown Riverfront named the Viaduct Open Space (VOS) parcel. The deal points state that Atkins Dame will “pay for, construct and manage viaduct open space.” The Agency’s development agreement with Atkins Dame states “the Viaduct Open Space shall be developed as a privately owned, publicly accessible recreation area that offers a public benefit to the community” and prohibits other uses of the VOS without approval from the Agency Board. In addition, the City has an easement over the VOS parcel to allow the public to access and use the VOS parcel as open space and/or for recreational purposes on the same terms as the tenants who will live on Parcel 4. (See Figure 3 below for a map of the property.) A portion of the VOS is built out as stormwater infrastructure for the Downtown Riverfront site.

Figure 3. Site Plan Showing Viaduct Open Space and Parcel 4



To support the Parcel 4 Affordable Housing project, Atkins Dame is proposing to use the VOS parcel as a parking lot for the private use of Parcel 4 tenants. In order for the VOS parcel to be developed as a parking lot, the Agency Board will need to amend the deal points to allow parking on that parcel. The change will not apply to the stormwater infrastructure, which will remain as built. If the Board chooses to amend the deal points as proposed in this Attachment B, the DDA will be amended and the City’s easement on the property will be terminated.

In order to allow Atkins Dame to develop the Viaduct Open Space parcel as surface parking to support the Parcel 4 Affordable Housing project, the Agency Board is asked to consider amending the deal point regarding the Viaduct Open Space parcel as follows: "Viaduct Open Space Parcel: WDA pays for and constructs parking on the Viaduct Open Space parcel."

2. Riverfront Connections

Within the larger Downtown Riverfront neighborhood, Eugene's City Hall plays a unique role as both civic building and symbol of the community and a large employment center. City Hall moved to this location in 2024 and is located within an incredible environmental and urban context with its proximity to the Willamette River and adjacency to the quickly growing Downtown Riverfront. Despite City Hall's role as a destination for community members and daytime employees, the building is disconnected to the rest of the neighborhood, including the new Downtown Riverfront Park and Plaza. The disconnection means the Park, Plaza, and future restaurant on Parcel 8 have a reduced benefit from the proximity to a significant regional employer and a large public parking lot, and the guests and employees in the building do not have the full benefit of accessible neighborhood amenities.

To explore how best to build connectivity, accessibility, and integration into the overall Downtown Riverfront, staff contracted with Walker Macy, a Portland-based landscape architecture firm. Walker Macy analyzed the site, studied the feasibility, and proposed an overall design vision for the site, incorporating feedback from City staff and key neighboring stakeholders.

The Walker Macy study focused on relocation of the building's existing power generator, the primary barrier to connecting City Hall to the Downtown Riverfront and an exploration of how best to stitch the site into the surrounding urban fabric, create an inviting connection to City Hall and its parking lot to further enhance the community's experience. When the initial Downtown Riverfront concept was created, the EWEB Headquarters building, its parking lot, and its generator were not included in the layout of the larger neighborhood given uncertainty around what would eventually occupy that building. At that time, the City did not plan on acquiring the former headquarters for use as City Hall.

As a result, the existing power generator is a major barrier to establishing the necessary connection between City Hall and the Downtown Riverfront. (See Figure 4 for images of the generator.) Walker Macy evaluated several options for relocation of the generator, and recommended moving the generator to within the secure parking lot to the east of its current location, and reconfiguring the parking to maintain adequate space for building needs. The option was deemed most viable due to its ability to keep the generator within fairly close proximity to the current location, to avoid existing utilities or easements, to maintain the generator in a secured enclosure, and to minimize its visual impact on the adjacent buildings and Riverfront Park.

Figure 4. Photographs Showing Generator Location



By relocating the power generator, the opportunity to truly connect City Hall to the Downtown Riverfront becomes possible with a new sidewalk and drive aisle connecting north from the intersection of Ferry Street and 5th Avenue. This new connection point will allow the flow of people between the City Hall parking lot, the Riverfront Park and Plaza, and the larger Downtown Riverfront. The improved connection is an important step to make the Parcel 8 restaurant site and Parcel 4 Affordable Housing site more developable.

Additional phases of work could include a reconfiguration of the sidewalk in front of the City Hall entrance to provide a more welcoming entrance space and better pedestrian connections to the Plaza and the rest of the neighborhood, as well as adjustments to the parking lot to optimize the number of spaces and improve circulation to better meet the needs of visitors to the Park, Parcel 8 restaurant site and City Hall.

The improvements included in the Riverfront Connections project are eligible for Riverfront Urban Renewal funding under several sections of the Riverfront Urban Renewal Plan: 600C: Physical Improvements to Increase Safety and Comfort, 600D-1: Parking and Mobility, 600D-3: Open Space Improvements, and D-5: Other Public Facilities.

Next Steps

Additional work is needed to refine the design and revise the cost estimate. At the July 8, 2026, work session, the Agency Board will consider whether they would like the project to move forward. If they do, the Board will consider whether to authorize up to \$500,000 in project spending to procure a design team, take the initial phase of the project through design development, and return with a cost estimate for consideration and additional conceptual design for other project phases. Once a refined cost estimate has been presented to the Agency Board, the Board will have the opportunity to consider whether they would like the Agency to move forward to implement the project.

If the Agency Board would like the Riverfront Connections project to move forward, the Board is asked to allocate \$500,000 of Urban Renewal dollars to continue project refinement.