



February 5, 2023

Chairs Bynum and Sollman  
Joint Committee on Semiconductors  
900 Court Se. NE  
Salem, OR 97301

**RE: Developable sites within the Eugene City Limits.**

Chairs Bynum and Sollman, this letter serves as the City of Eugene response to your letter dated February 1, 2023 requesting information related to developable sites in Oregon.

The City of Eugene is providing two distinct lists, List A provides details on sites with existing street/utility connections within the city limits, and List B provides details on sites within the newly expanded 'Clear Lake Employment Expansion Area'. In 2017, the City of Eugene expanded our Urban Growth Boundary (UGB) in the northwest section of Eugene, to provide for needed industrial lands.

**List A: Developable sites within Eugene City Limits with street/utility connections.**

1. 100 acres, 29519 Willow Creek Road. Southwest Eugene. Map/tax lots: 18-04-04-20-1300, 18-04-04-20-1400. The largest developable employment site in Eugene. Land is zoned E-1, Campus Employment. Next to manufacturing (Stratacache) facility in southwest Eugene
2. 63 acres, 50 N. Danebo. West Gate Industrial Park. Map/taxlot: 17-04-28-00-00400. Former Arauco North America particle board manufacturing plant in West Eugene. Site is being redeveloped as industrial park. Most vacant parcels are 2 acres, but they can be combined. Zoned I-3, heavy industrial. The site is in the West Eugene Enterprise Zone, which makes it eligible for property tax incentives in exchange for job creation.
3. 57 acres, Awbrey Lane, Northwest Eugene. Map/tax lot: 17-04-04-00-00803. Large, light-medium industrial-zoned tract of land in northwest Eugene, near Highway 99 and Eugene Airport. This site has easy access to Interstate 5.
4. 55 acres, 29711 E. Enid Road. Northwest Eugene. Map/tax lots 17-04-04-00-00902, Land near Eugene Airport is zoned for industrial use. Property is outside City limits but inside urban growth boundary, and it has utilities. Minimal wetlands on site.
5. 48 acres, Willow Creek Road/West 11th Ave. Southwest Eugene. Map/tax lot: 17-04-33-40-00301. This vacant parcel near Randy Pape Beltline and West 11th Avenue is zoned for commercial, residential and light-medium industrial uses.
6. 33 acres, West 11th Avenue/Ed Cone Boulevard. Map/taxlot: 17-04-32-00-00606. This property near the Greenhill Technology Park is zoned I-2, Light-Medium Industrial. The site also is subject to zoning overlays, including Commercial Airport Safety zone and wetland buffer. A part of the site impacted by wetlands can be filled.

7. 25 acres, 422 Stevenson Way. Near Fifth Avenue/Seneca Road. Map/tax lot: 17-04-26-00-02801 With a rail spur, this vacant parcel near Highway 99 and West Fifth Avenue is one of the few industrial zoned properties of its type in Eugene. The site is in the West Eugene Enterprise Zone.
8. 20 acres, Chad Drive, northeast Eugene. Map/taxlot: 17-03-16-43-00100. Ready to develop, this property next to Randy Pape Beltline and near Interstate 5 is zoned E-1, Campus Employment. Zoning is intended to encourage the development of light industrial and office uses with large numbers of employees in a campus-like setting.
9. 10 acres, Chad Drive, northeast Eugene. Map/taxlot: 17-03-16-16-00-03702. Prime developable site with nearby access to Randy Pape Beltline and Interstate 5. This property is zoned E-1, Campus Employment.

**List B: Sites within Clear Lake Employment Expansion Area which lack infrastructure and utility connections.**

The Clear Lake area just outside Eugene's present city limits and near the Eugene Airport has several hundred acres designated to support future employment. However, development is constrained by the lack of needed infrastructure, including sanitary sewer and water. The area contains several properties that are designated for light industrial or campus industrial use.

- 75 or more acres: 2 parcels
- 50 acres to 74 acres: 3 parcels
- 20 acres to 49 acres: 2 parcels
- 10 acres to 19 acres: 4 parcels
- Less than 10 acres: 7 parcels

Two of the largest properties illustrate the challenges associated with developing land in the Clear Lake Area.

1. 83 acres, Awbrey Lane and Highway 99. Map/taxlot: 17-04-05-00-00400. This highly visible property on Highway 99 has more than 36 acres of wetlands, which leaves about 48 acres available for development. The City's Public Works Department estimates that extending wastewater service to this property could cost about \$10 million.
2. 111 acres, Clear Lake Road. Map/taxlot: 17-04-08-00-02400. The City's Public Works Department estimates that extending wastewater service to this property would cost between \$8.4 million to \$10.6 million. More than \$6.8 million of those costs are the projected expense of relocating and rebuilding the East Enid Road Pump Station to accommodate future development in the Clear Lake Road area.

Thank you for your work to understand industrial land availability across Oregon and the opportunity for potential investments that can qualify for federal funding to support domestic semiconductor production. We hope that the legislature takes a broad approach and utilize this current focus on economic development opportunities to create a long-term investment strategy across all of Oregon. Please let me know if you have further information needs.

Sincerely,

*submitted electronically*

Ethan Nelson  
IGR Manager