

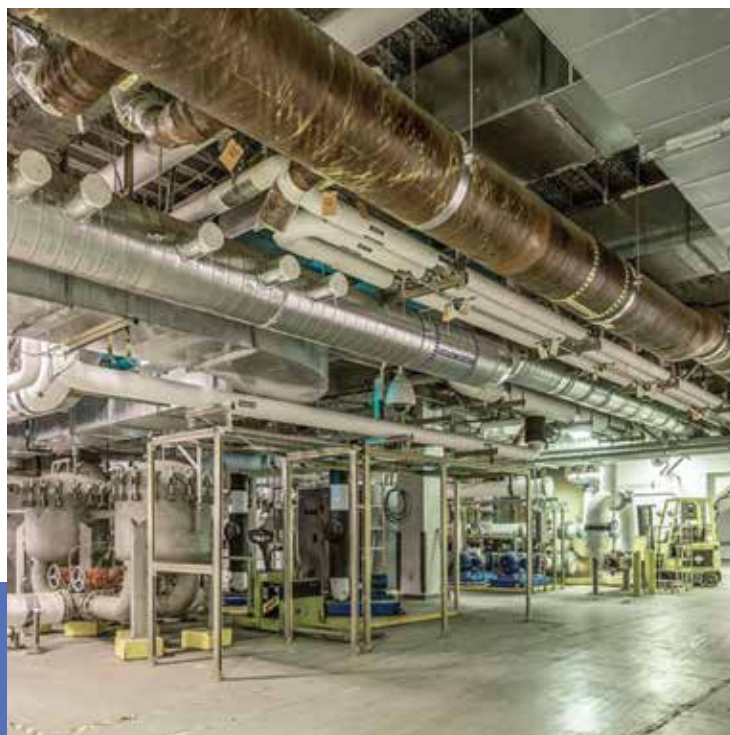


Economic Potential

The Clear Lake Industrial Area is in northwest Eugene, between the Eugene Airport and Highway 99, within the Urban Growth Boundary. The Industrial Area includes 11 large sites, ranging from 380 to 605 suitable acres (*see map on page 4*), with the potential to bring an additional 6,000 jobs to the region.

The undeveloped land has characteristics that are necessary to attract desired firms, including:

- Large, vacant sites
- Access to a state highway
- Proximity to the airport
- Flat topography



Eugene seeks \$8.5M in state funds to construct the first phase of a wastewater collection system preparing large-lot industrial lands for development. This project can be further phased as needed. The State's Lottery funding would buy down the City's share, allowing the City to move forward with this economic development opportunity in the short term.

Phase 1

- Pump station and pipe on Enid Road (Sub-Phase 1A) - \$6M
- Wastewater pipes north end of Enid Road (Sub-Phase 1B) and Airport Road (Sub-Phase 1C) - \$2.5M

This expansion has the potential to support approximately 600 buildable acres of industrial zoned land which could support more than 6000 jobs.

Environmental Justice

A special overlay zone in this area implements supporting comprehensive plan policies that call for fairness and equity in achieving a healthy environment, vibrant community, and improved quality of life for surrounding neighborhoods. The Clear Lake Overlay regulations identify certain restricted or prohibited uses. These prohibitions and restrictions are intended to avoid incompatibilities between odorous emissions or particulate discharges and nearby residences, schools, or parks.

Investment Opportunities

Most of the Clear Lake area is not served by wastewater infrastructure and is not shovel-ready. To meet the high demand for large, developable, industrially zoned sites, the City of Eugene needs to extend critical infrastructure. The first phase of the project will require an investment of \$8.5 million to construct a wastewater collection system, for the area's northern section (*north of Airport Road, see map on page 4*), as well as a pump station to serve the entire Clear Lake region.

Adding these key pieces of infrastructure to the already existing transportation network will serve as critical investments in industrial land readiness and may serve as the catalyst for industrial development. Expanding wastewater infrastructure to the entire area will require a \$16 million investment over phases 1 and 2.

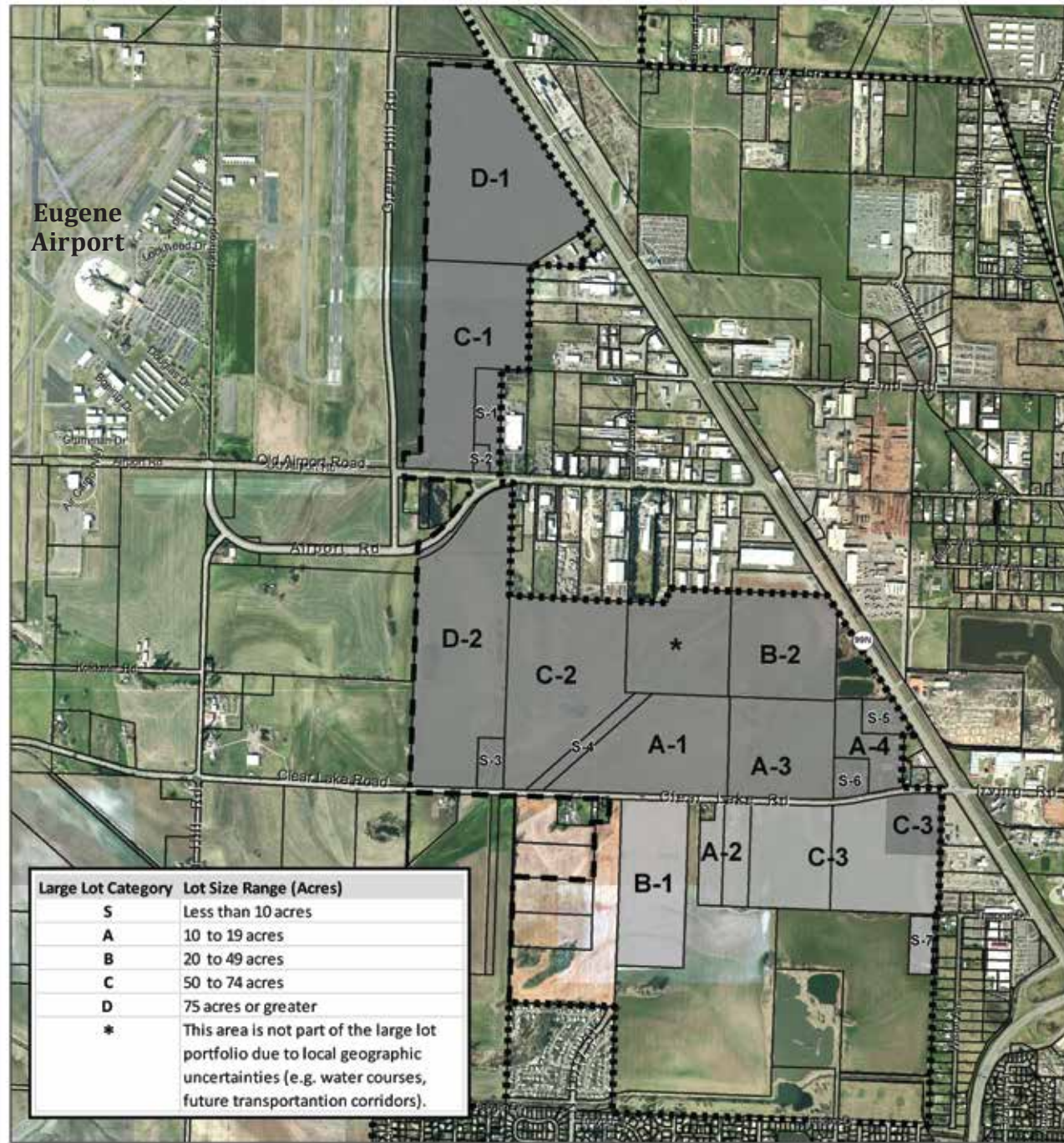
Jumpstarting Development

The Eugene-Springfield area is a hub of manufacturing. We have a diverse mix of high-tech manufacturers, including aircraft technology, robotics manufacturers, micro-LEDs, and scanners, in addition to long-established firms in wood products and food manufacturing. The lack of large industrial sites has hindered the expansion of existing local firms and made it difficult to attract new firms in the manufacturing sector. By providing basic infrastructure, the area would be more attractive to developers looking to invest in manufacturing in western Oregon.

The full infrastructure build out for the Clear Lake region is estimated at \$80 million. The City is planning to utilize a mixture of local, state and grant funds to offset the cost over time.



Clear Lake Industrial Area



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Clear Lake Industrial Area Wastewater Infrastructure

Creating Shovel-Ready, Large-Lot Sites for Development

The Clear Lake Industrial Area has long been part of Eugene's economic development strategy, to attract manufacturing companies to invest in the area and improve the low average wages in the region (the Lane County average wage is only 82% of the state average). Through strategic investments in critical infrastructure, the City is looking to create shovel-ready, large-lot industrial lands to entice developers.

Western Oregon has few large industrial sites to attract strategic manufacturing. Such sites make it possible for existing Oregon firms to grow in place and to lure new firms. Manufacturing jobs pay 23% more than the average wage in Oregon and are one way to increase the number of high-paying jobs for Oregonians. Eugene's Clear Lake Industrial Area can address this problem.

