



March 27, 2025

Joint Committee on Ways and Means Sub-Committee on Capital Construction
Senator Fred Girod, Co-Chair
Representative Rob Nosse, Co-Chair
900 Court Street, NE
Salem, OR 97301

RE: Request for state lottery bond for Clear Lake Road Economic Development Infrastructure

Senator Girod and Representative Nosse;

The City of Eugene formally requests the consideration of the Joint Ways and Means-Capital Construction Sub-Committee to allocate, as part of the 2025 Lottery Bond-Economic Development allocation, approximately \$10.5 million to support the [Clear Lake Road Economic Development Infrastructure Project](#), which matches the City's \$4.5 million allocated to this \$15 million project.

The Clear Lake Area (Area) is in northwest Eugene, between Eugene Airport and Highway 99, within the Urban Growth Boundary. The Industrial Area includes 11 large sites, ranging from 380 to 605 suitable acres, with the potential to add up to 6,000 new jobs within the Area. The 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 (82% of the state average). Most of the Area is not served by wastewater or stormwater infrastructure, requires water, electrical, and transportation upgrades, and is not considered shovel ready.

The first phase of the project will construct a wastewater collection system for the area's northern section and a pump station to serve the entire area. Both of these projects are included within the adopted City of Eugene [2025-2031 Capital Improvement Program](#). Adding these key pieces of infrastructure to the already existing transportation network will serve as critical investments in industrial land readiness and will address the statewide demand for large, developable, industrially zoned sites.

The City of Eugene has incorporated an environmental justice approach by adopting a special overlay zone in this area to advance fairness and equity for the 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.

Eugene seeks state funding to construct Phase 1 of the project, which will occur in the existing right of way and can be in construction within 18 to 24 months of when the funding becomes available. For more information on the project, please refer to the attached project overview. Thank you for your consideration and support for the Clear Lake Road Economic Development Infrastructure Project.

Sincerely,

Mayor Kaarin Knudson



Clear Lake Industrial Area

Infrastructure For Economic Development

CREATING SHOVEL-READY SITES FOR INDUSTRIAL DEVELOPMENTS

Western Oregon has limited large sites zoned for industrial activity. This limits Oregon's ability to grow strategic manufacturing industries, such as semiconductor, biotech, and other advanced manufacturing, as well as a Lane County sector priority of food and beverage production. Jobs in the manufacturing sector pay 22% more than the average wage in Oregon—increasing the sector is one way to increase the number of high-paying jobs for Oregonians.

In recognition of this need, the City of Eugene expanded its urban growth boundary (UGB) in 2018 to include the Clear Lake Industrial Area near the Eugene Airport. The 650-acre Clear Lake area includes large lots designated for future industrial activity. This area creates an opportunity for local existing firms to expand operations or for new firms to relocate. To help realize Oregon's demand for large, developable, industrially zoned sites, the City of Eugene needs to extend critical infrastructure to this area.



BUILDING OPPORTUNITY

Most of the Clear Lake Industrial Area is not currently “shovel-ready”. The area lacks critical infrastructure and requires investments for wastewater infrastructure, storm water systems and critical electrical and water infrastructure extensions. The City's first phase of the Clear Lake project will require an investment of \$15 million to construct a wastewater collection system for the area's northern section (north of Airport Road, see map on back page), a pump station to serve the entire Clear Lake region, and electrical, water, storm water, and transportation facilities.

Adding these key pieces of infrastructure will serve as critical investments in industrial land readiness and serve as a catalyst for industrial development to create new jobs in the manufacturing sector.



ECONOMIC POTENTIAL

The Eugene-Springfield area is a hub of manufacturing with a diverse mix of high-tech manufacturers, including aircraft technology, robotics manufacturers, micro-LEDs and scanners, in addition to legacy industries such as wood products and food manufacturing. The lack of large, shovel-ready industrial sites has hindered the expansion of existing local firms and made it difficult to attract new firms in the manufacturing sector. By investing public funds into basic infrastructure, the area can attract companies looking to invest in manufacturing in western Oregon. This is a core focus of the [Oregon Business Plan](#) to Grow, Create, and Attract Good Jobs. .

The Clear Lake Industrial Area is in northwest Eugene, between the Eugene Airport and Highway 99. The Industrial Area is approximately 650 acres, made up of 11 different sites. The City estimates that the expansion area alone has capacity for 3,000 new jobs, but providing infrastructure to this area would benefit a larger area, and create even more job capacity – totaling 6,000 new jobs.

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

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

EUGENE SEEKS \$10.5 MILLION

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. Public funding would buy down the City's share, allowing the City to move forward with this important economic development opportunity in the short term.



PHASE 1

- Pump station and pipe on Enid Road (Sub-Phase 1A) - \$8 million
- Wastewater pipes north end of Enid Road (Sub-Phase 1B) and Airport Road (Sub-Phase 1C) - \$2.5 million
- Electrical, water, storm water, and transportation facilities - \$4.5 million

The City has proposed \$4.5 million in local funds for Phase 1 work on this project. If the City receives state funding at the start of the '25-27 biennium, construction can begin in approximately the summer of 2027 to be completed by approximately the summer of 2029.



PLANNING FOR THE FUTURE

In the early 2000s, Eugene identified the Clear Lake Industrial Area as an appropriate location to grow the region's manufacturing sector. The City has worked to ensure that nearby residential neighborhoods are considered when expanding business. The City created a special development framework for the area, implementing City 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 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. There is also a large regional park that serves as a buffer between the industrial area and the residential area to the south. For more information on the Clear Lake Zoning Regulations visit: www.eugene-or.gov/2989



PROJECT SUPPORT

The Eugene Area Chamber of Commerce was closely engaged and supported the initial UGB expansion to include the Clear Lake area for industrial uses. The Chamber continues to partner with the City to identify potential businesses to locate in the area and both the Eugene Chamber and Onward Eugene support this capital request. The Oregon Business Plan's "Three Policy Imperatives" includes a focus on "nurturing traded sector businesses" and the Clear Lake Industrial Area is a critical location for manufacturing sites in western Oregon outside of the Portland Metro Area. Investments in the Clear Lake Industrial Area will support western Oregon communities and businesses from Salem to the California border.

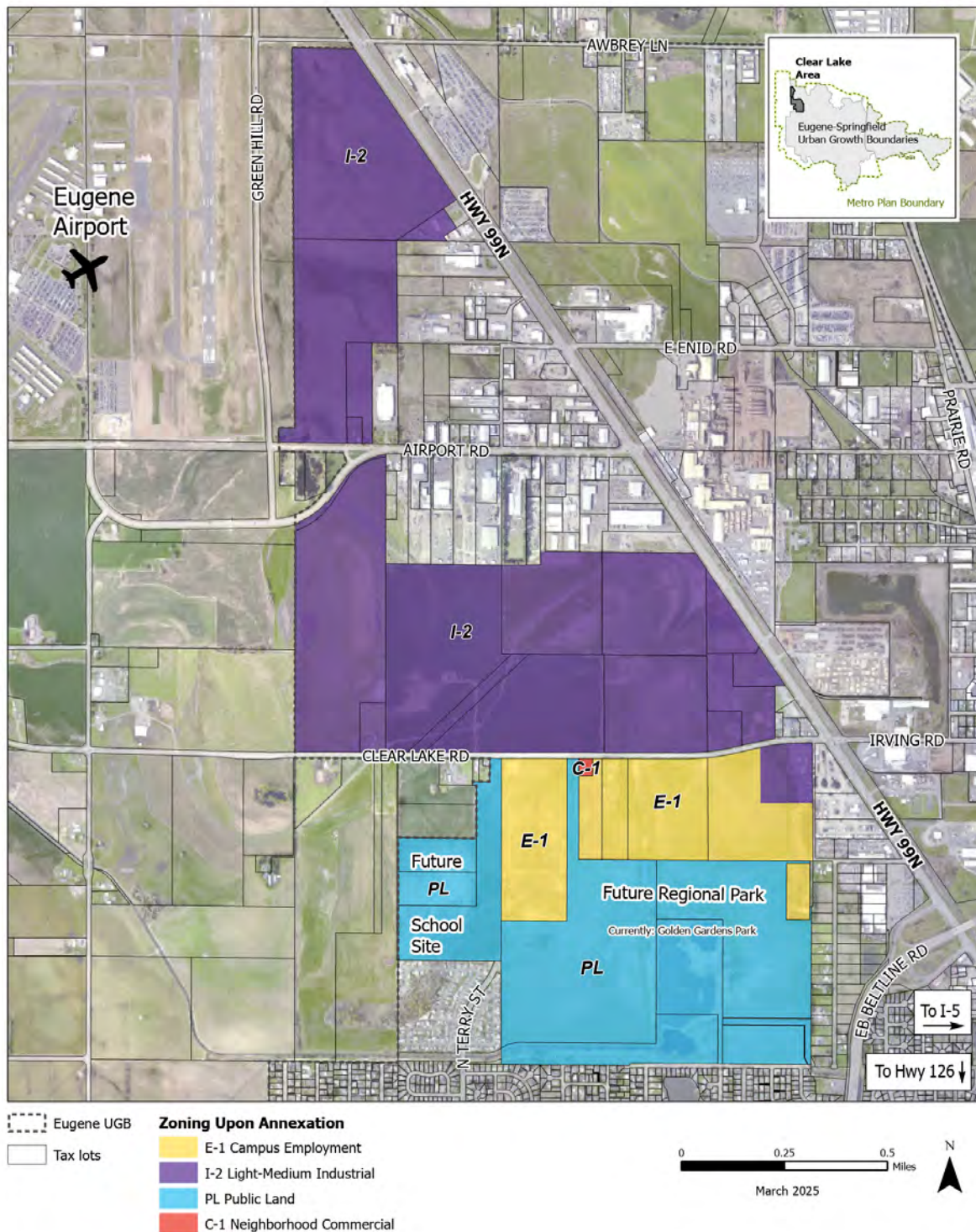


Eugene Area
Chamber of
Commerce

ONWARD >>>
EUGENE



Clear Lake Industrial Area



For more information contact:

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COMMISSIONER DAVID LOVEALL, District 2, Springfield

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March 28, 2025

Joint Committee on Ways and Means Subcommittee on Capital Construction
Senator Kate Lieber, Co-Chair; Representative Tawna Sanchez, Co-Chair
900 Court Street, NE
Salem, OR 97301

RE: Lane County Support for City of Eugene Clear Lake Industrial Area Infrastructure Project

Dear Senator Lieber and Representative Sanchez,

I write to express my strong support for the City of Eugene's request for state funding to advance the Clear Lake Industrial Area Infrastructure Project. This investment is critical to addressing Oregon's well-documented need for large, shovel-ready industrial sites that will attract businesses, create high-wage jobs, and bolster economic development in western Oregon.

The Clear Lake Industrial Area, included in Eugene's Urban Growth Boundary expansion in 2018, represents a significant opportunity for manufacturing growth. With 650 acres of industrially zoned land, this site has the potential to generate up to 6,000 jobs, strengthening our local and regional economy. However, the area currently lacks essential infrastructure, including wastewater, stormwater, and utility services, which are necessary to make these sites development ready.

The first phase of this project requires \$15 million to install a wastewater collection system, a pump station, and critical infrastructure improvements. Lane County fully supports the City of Eugene's request for \$10.5 million in state funding to advance this initiative. These investments will unlock economic opportunities, attract major employers, and enhance the manufacturing sector—a key priority for our region.

I urge your support for this vital project, which will drive long-term economic growth and position Lane County as a leader in industrial development. Thank you for your consideration, and I look forward to continued collaboration to strengthen Oregon's economy.

Sincerely,

David Loveall, Chair
Lane County Board of Commissioners