



March 24, 2023

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

RE: Request for state lottery bond for Clear Lake Road Industrial Area Infrastructure

Senator Girod and Representative Holvey;

The City of Eugene formally requests the consideration of the Joint Ways and Means-Capital Construction Sub-Committee to allocate, as part of the 2023 Lottery Bond-Economic Development allocation, approximately \$8.5 million to support the [Clear Lake Road Industrial Area](#) Infrastructure Project.

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, 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 infrastructure 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. Adding these key pieces of infrastructure to the already existing transportation network will serve as critical investments in industrial land readiness and helps 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 12 in 18 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 Industrial Area Infrastructure Project.

Sincerely,

Mayor Lucy Vinis