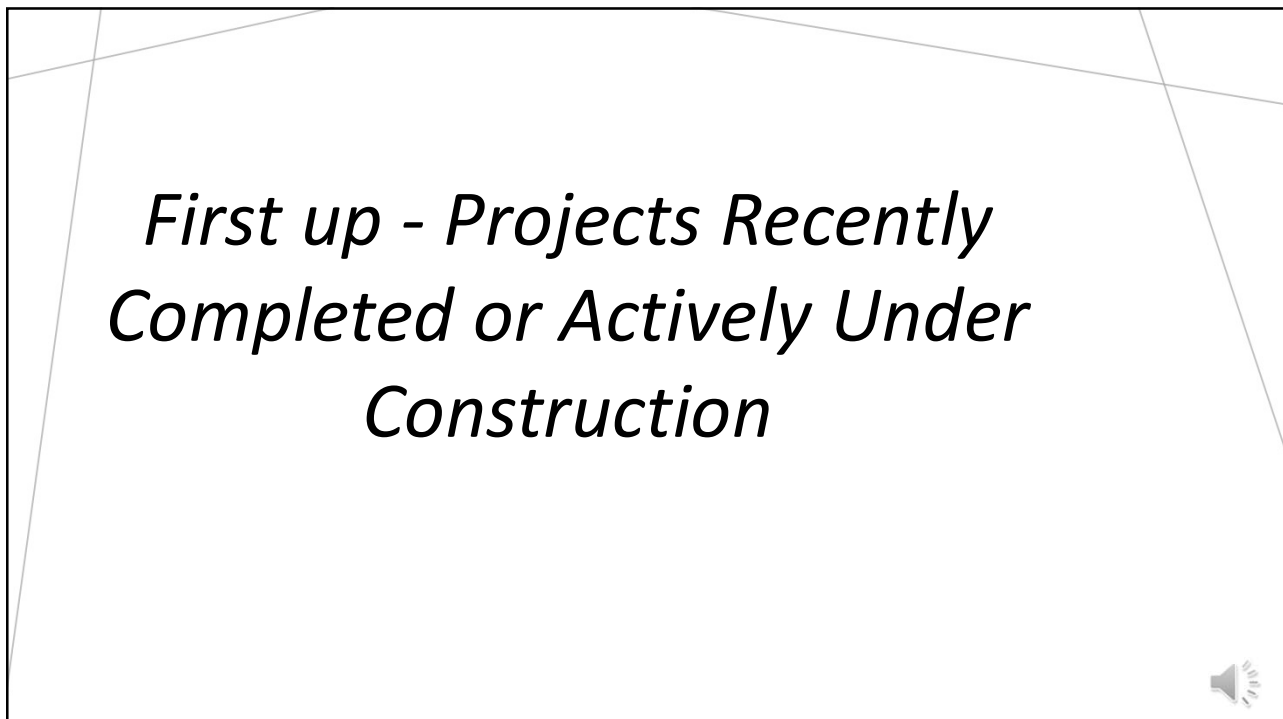




1



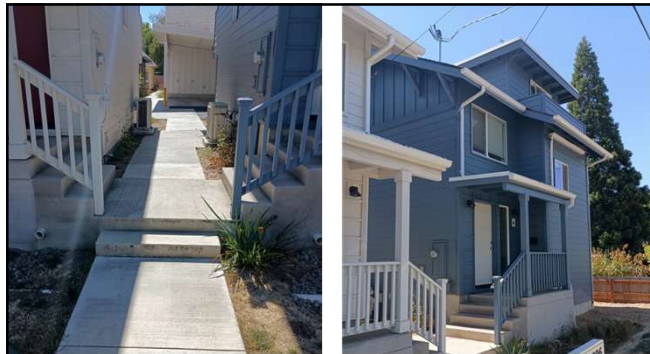
2



From our Pre-Approved Accessory Dwelling Unit Program – The COE Designed ADU - The Joel

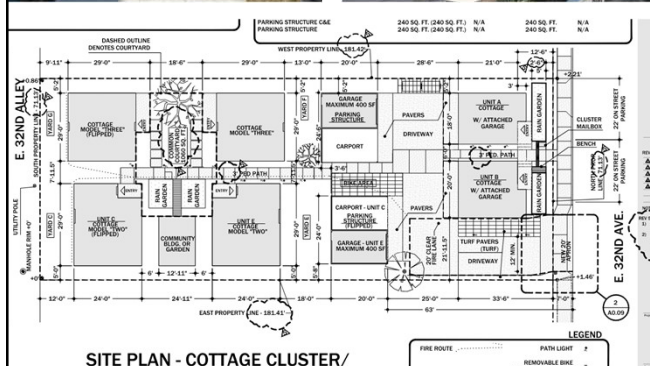
- The Joel available for use September 2022; the full pre-approved library was built-out May 2025 [includes 12 other options by local designers]
- The Joel is approximately 576sf + 88sf covered porch
- Shed or gable roof options available
- [Pre-Approved Accessory Dwelling Unit Program | Eugene, OR Website](#)

3



East 32nd Avenue Cottages – A Middle-Housing Cottage Cluster Development

- 6 – cottages approximately 900sf with associated garages or carports
- A cottage cluster is a form of Middle Housing development that consists of at least four detached homes per acre. Each home has a footprint under 900 square feet, and the development features a shared common courtyard.
- Project is completed and occupied



4



Ollie Court



- Location: 1520 W 13th 9 (North Bldg-24-01073-01) & 1515 W 14th Avenue (South Bldg.-24-01070-01)
- Use: Affordable Housing [City fee assistance applied to this project, including SDC exemption]
- Size: (2)- 4 story buildings with a mix of 1-, 2-and 3-bedroom units
- Dwellings: 81 total
- Other: Head Start on Lane County operates an Early learning Center included on ground floor of South building
- Status: Finaled for occupancy 08/26/26



5



U-Haul Hwy 99

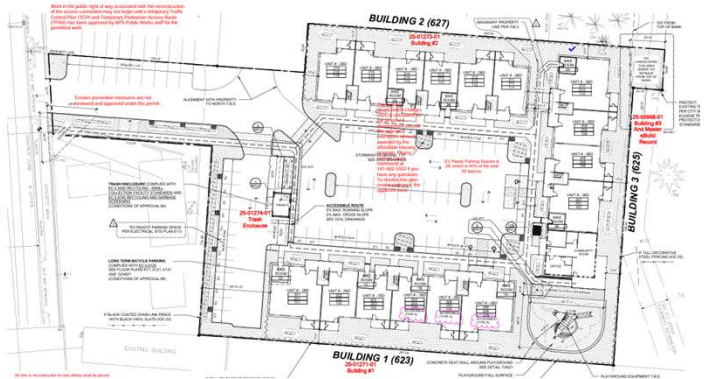
- Location: 2714 Roosevelt Blvd [22-01886-01]
- Area: Box= 19,772 sf; 5 story= 122,315 sf
- Use: Storage/Self-Storage
- Height: 5 story and 1 story Box
- Project is finishing up the last items – temporary occupancy issued



6

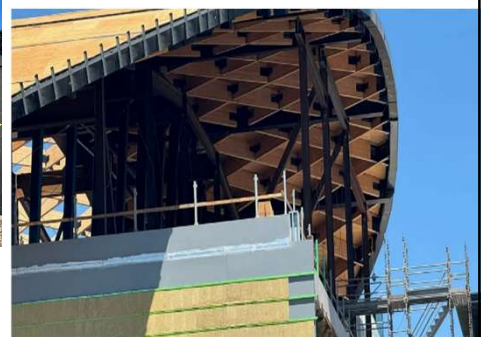
Legacy Park Apartments

- Location: 623 River Road [25-00948-01]
- Use: 3 bldgs. – 48 units affordable housing community offering 1, 2 & 3-bedroom units
- One building also houses a community room and office
- Cascade Housing Solutions - Affordable Housing
- Status: Grand Opening Held August 12th, 2026

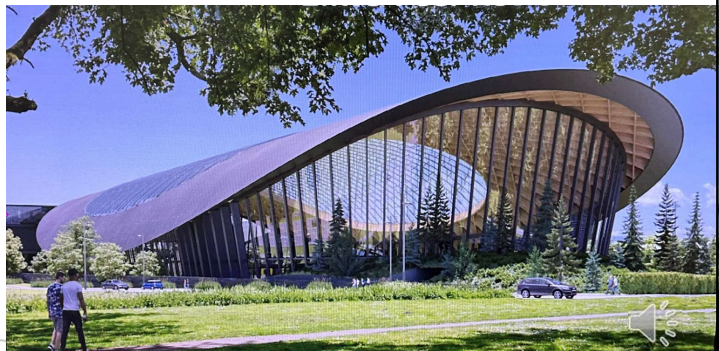
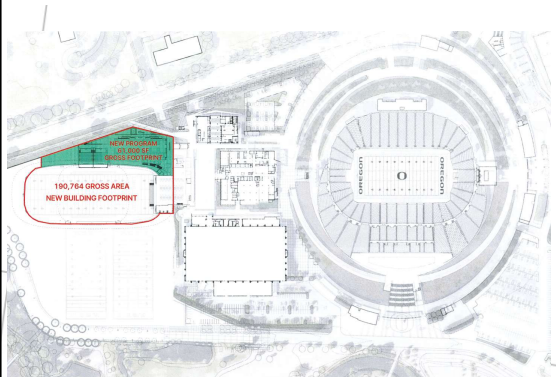


7

- Location: 2500 MLK Blvd [24-07375-01]
- Use: Indoor practice facility and support spaces
- Size: 250,000 sf footprint total
- Status: Under construction, all phases issued



UO 2.MO Indoor Practice Facility



8



Zip-O Logs New Corporate Headquarters

- Location: 2300 W 7th [25-04223-01]
- Size: Partial demolition of the existing Sheppard Motors car dealership, and reconstruction as the offices and warehouse space for Zip-O Logs.
- Status: All phases issued, currently under construction.



9

Reynolds Electric & Plumbing Campus Expansion



- Location: 2950 Chad Drive [25-00879-01]
- Use: Business, shop, warehouse storage, and a single owner residence
- Other: All phases under construction



10



Chapter 2 At Eugene – 15 Story Multi-Family



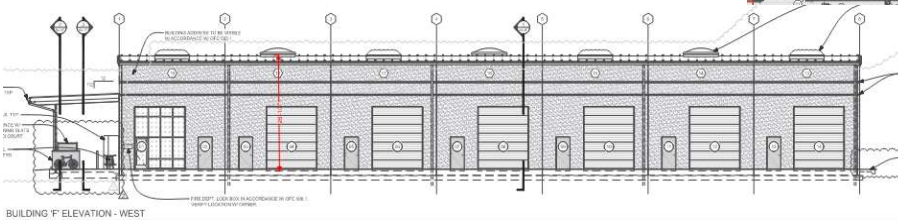
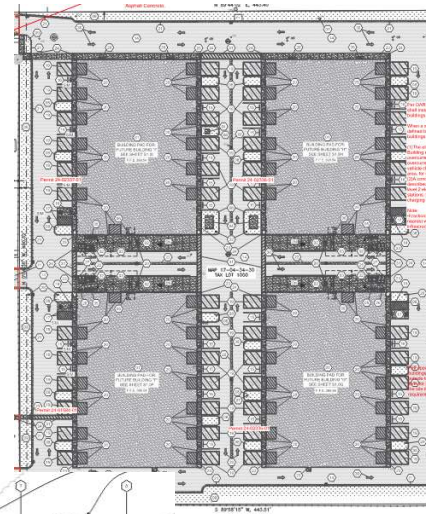
- Location: 811 E 13th Avenue - cornerish of Alder St and E 13th Ave
- 15-Story multi-family; 133 dwelling units
- Amenity spaces on 1st floor, 2nd floor, and roof levels
- Small retail space at street level w/ 10 parking spaces off the alley
- Construction is underway [25-03983-01]



11

Parkway East – 4 Shell Mixed Use Buildings (speculative warehouses)

- Location: 3930 W 13th Avenue [master record is 24-01584-01]
- Approximately 21K sf each mixed-use shell buildings with loading docks
- All 4 structures permits are issued – under construction



12



The Ellis

- Location: 780 E 13th Avenue [22-07290-01]
- Use: Market Rate Apartments with Mixed Use and some parking on 1st Level
- Size/Height: 14 stories about 20,892sf per story + Occupied Rooftop with Swimming Pool;
- Dwellings: 304 units / 682 Bedrooms
- Construction in progress
- First project to take advantage of SB 1537 allowable adjustments

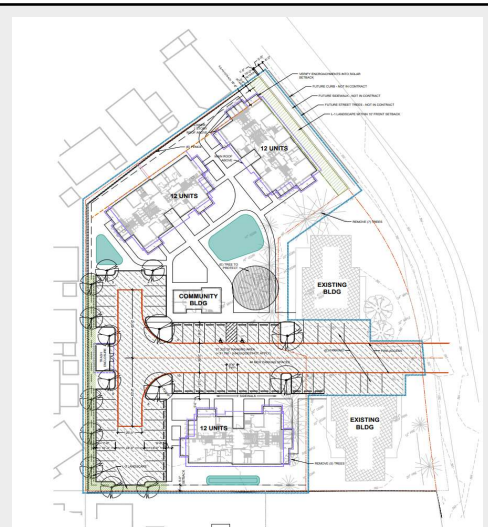


13



THE LUCY – AFFORDABLE HOUSING

- Location: 860 Hunsaker Lane [master record is 25-03835-01]
- (3) 3-Story/12 Dwelling Unit Apartment Buildings and (1) Community Building
- 36 Dwelling Units for low-income households
- Development awarded Affordable Housing incentives: \$95,174 in SDC Exemptions (applied to City SDCs only) and \$270,713.30 in City Fee Assistance
- Currently under construction



14

SquareOne Villages - Rosa Village

- 2275 Roosevelt Blvd [master record 25-02959-01]
- Permanently Affordable /Limited Equity Co-op Ownership
- 52 Units/9 buildings + Common Community Building
- Received SDC Exemption \$342,855.00
- Under construction



15



The Vista @ Cascade Manor

- 25 Units of market rate independent living apartments including a parking garage and surface parking
- 2980 Portland Street [25-01422-01]
- Issued/under construction



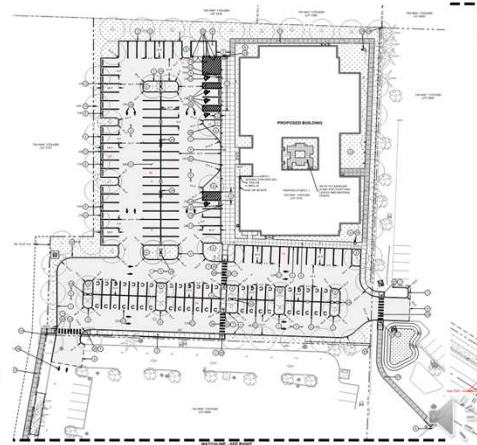
16



VA Behavioral Health Recovery & Reintegration Service Facility – VA Eugene BHRRS



- Location: 3089 Chad Drive [25-05447-01]
- Approximately 18K sf with federally mandated 144 parking spaces
- Phase#1 Issued - Phase#2 approved ribbon cutting occurred but construction has not begun

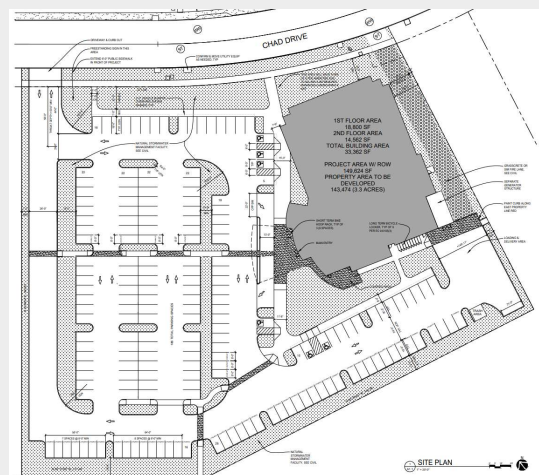


17

EGC PROPERTY GROUP – CHAD DRIVE DEVELOPMENT



- Location: 3130 Chad Drive [25-04869-01]
- Project: Office, day surgery, coffee shop
 - 1st Floor - Oregon Endoscopy Center
 - 2nd Floor - Eugene Gastroenterology Consultants
- Approximately 34,000 sf total with surface parking
- Under construction



18

EUG Concourse A Expansion

- Location: 28801 Douglas Drive [25-07551-01]
- Level 1 - 2,722 sf new area; Level 2 - 6,903 new area
- 14-million-dollar expansion to include new 2nd level seating area expansion, restroom renovation and new mechanical room
- Under construction



19

PARK RUN

Affordable Housing

- 170 S Garden Way [22-06643-01]
- 4-story multi-family
- All 158 Units are planned to be income-eligible Affordable Housing
- Received City Fee Assistance of \$159,777
- Issued and under construction



20

Slocum Center for Orthopedics & Sports Medicine – Ambulatory Surgery Center (ASC)

- Location: 3200 Chad Drive [25-05093-01]
- Project: 41,000 sf single story ambulatory surgery center
- Facility will have 8 ORS w/ 2 ORS Shelled for future buildout
- Under construction



21

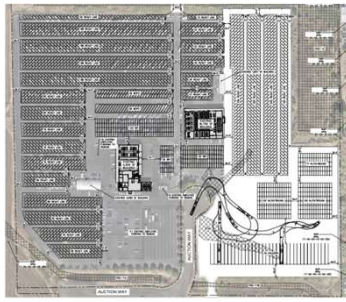
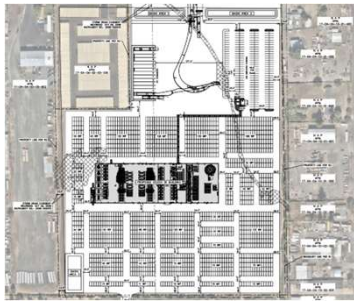


WHITEAKER COMMONS – Affordable Housing

- 5 Stories and approximately 120 units for low-income households
- Located at 890 W 5th Avenue (just north of the Apple Market building)
- Received state affordable housing funds (LIRHPTE) and City SDC exemption award funding
- Under construction



22



CARVANA EUGENE (PURCHASED ADESA) THEN EXPANDING WITH REMODEL WORK AND A NEW BUILDING

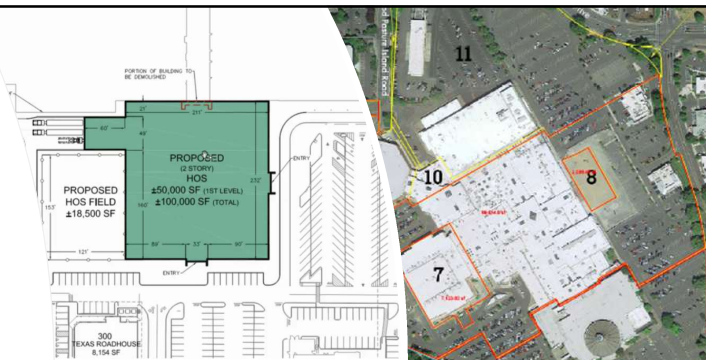
- 90485 Auction Way [26-00381-01]
- Renovations to two existing buildings to primarily install vehicle lifts and lighting is under way.
- Additionally, they recently submitted for a new building on the North Lot and site development work on the Middle Lot



23

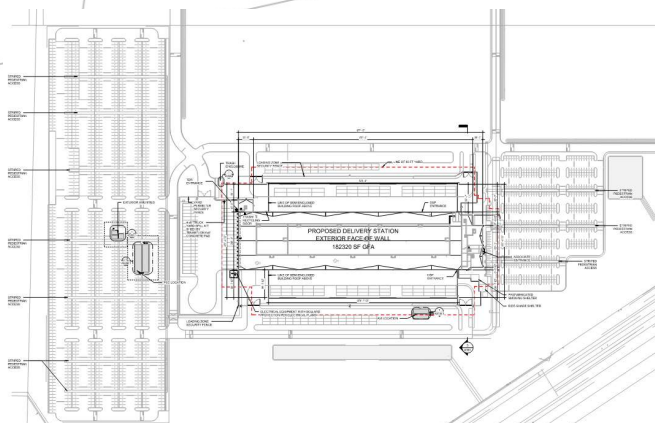
Valley River Center New Anchor Tenant Dick's HOS

- Location: 293 Valley River Center [26-00768-01]
- Use: Retail and Outdoor Athletic Field
- Size/Height: 2 stories about 50,000sf per story + another 18,000sf outdoor playing field/activity space on the south side
- Main exterior entries will be oriented facing North & East [shown as Area 8 on the site plan above].
- Owner improvement work to entry/exiting of the covered mall and creating a buildable pad under construction
- Dick's HOS structure currently under review



24

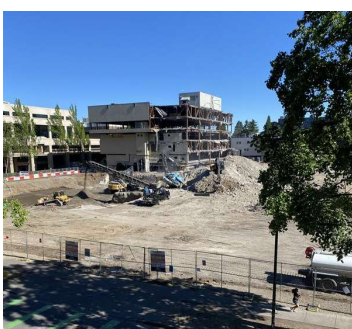
Clear Lake e-Commerce

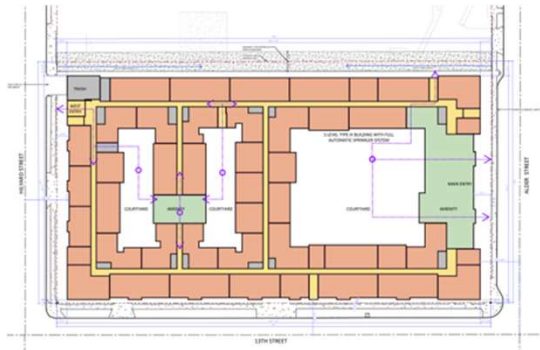



- Location: 90800 Highway 99N [24-09083-01]
- Approximately 303K sf main warehouse facility with and additional 13k of accessory assembly and office space
- Includes surface parking and fleet vehicle parking
- Under construction

25

THE MARK



- 1290 Alder Street [25-08695-01]
- Building 1: 5-story ~ 362,000sf located on south end of site adjacent to 13th Ave on a portion of the former PeaceHealth University District Hospital Campus
- Market rate residential multi-unit – 963 bed, 262 units
- Site and Foundation permit issued. Full Building build-out phase is currently in review.

26

NEXT UP – PROJECTS CURRENTLY UNDER REVIEW OR RECENTLY APPROVED



27



11th



SOUTH ELEVATION ON 11TH AVE.



WEST FACADE ON WILLAMETTE ST.

- Location: 1055 Willamette
- Use: 6-story Multi-Family/Mixed Use Apartment building – Market Rate & Affordable Housing [26-01601-01]
- # of units: 133 (51% are income-restricted to households earning no more than 80% of area median income)
- 10 units specifically designated for DV survivors
- Ground floor retail/arts – will have pet amenities
- Other: MUPTE project/City Financial Support
- Permits approved 09/01/26



MAIN ENTRY ON WILLAMETTE ST.



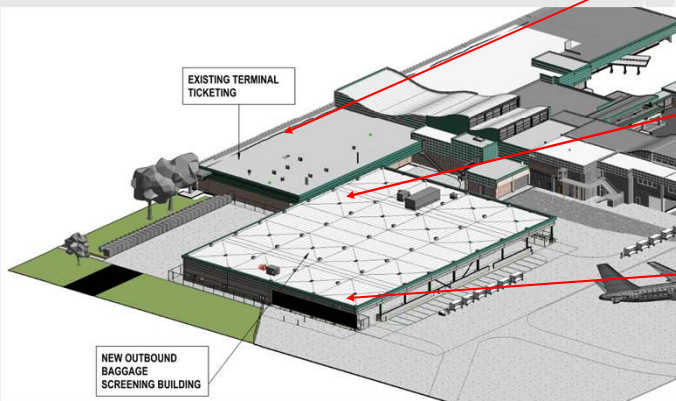
28

The Station House

- 111 E 5th Avenue - Adjacent to Old Spaghetti Factory [Old Electric Station]
- 7-Story + Mezzanine Level
- Market Rate Housing – 130 Units, 218 Parking Spaces, ground floor retail
- Approximately 176K sf
- Want to start leasing in FY27; break ground Oct 2026
- MUPTE Project
- Currently in review [25-08690-01]



31



- **Outbound Baggage Expansion –**
 - Three related project areas [26-05798-01]
 - The first project area consists of phased demolition and renovation of 8,000 SF airline offices spaces and ticketing areas behind the existing ticket counters.
 - The second project area includes the development of a 21,000 sq. ft. enclosed facility containing a new baggage handling system and associated TSA screening equipment.
 - The third project area is an attached 21,000 sq. ft. exterior canopy with drive through lanes and two baggage handling carousels.



32

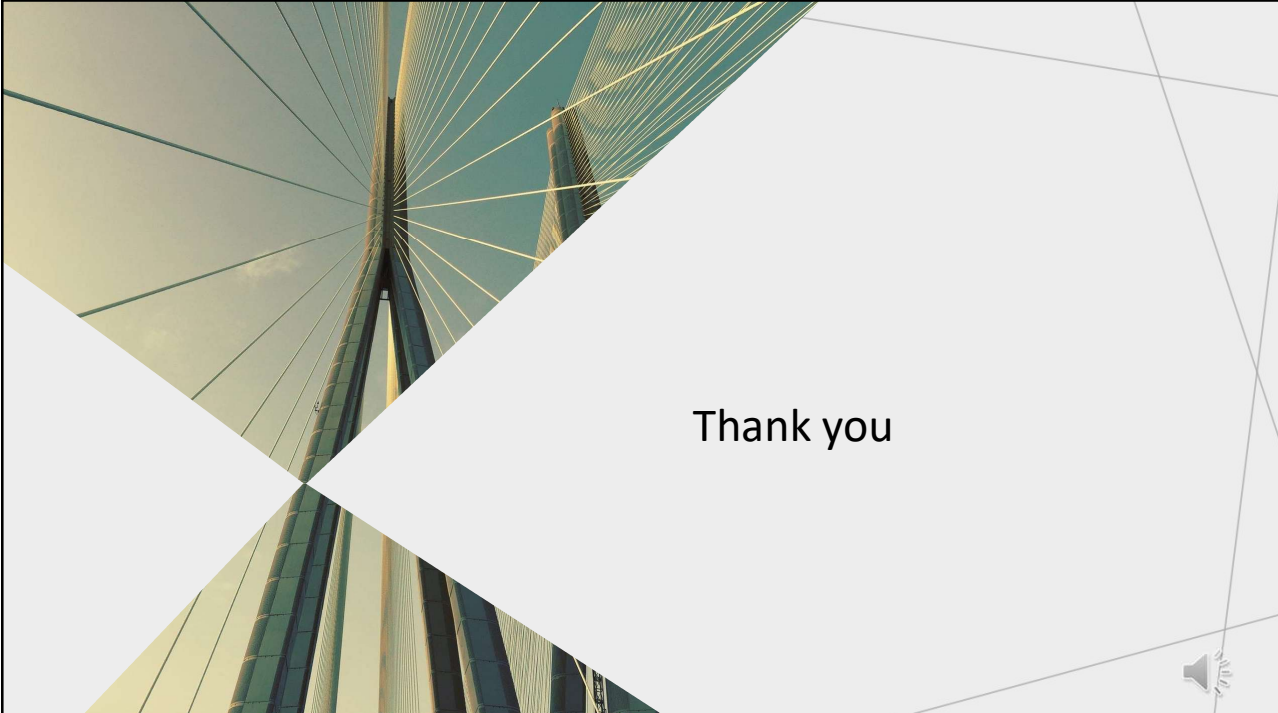


**Bethel SD No. 52
Transportation &
Nutritional
Service Facility**

- 10, 500 sf new facility at 630 South Bertelson Road [26-05053-01]
- Pre-engineered metal building
- Bus maintenance bays, parking, re-fueling, bus wash area and stormwater improvements
- Also includes an employee lounge, warehouse space, walk-in freezers



33



Thank you



34

PERMIT AND INSPECTION STATS:

Calendar year 2025:

Applications received – 7,267
Permits issued – 9,639
Inspections performed – 45,505
Projects completed – 7,598

Calendar year 2026 (year-to-date, through September 1, 2026):

Applications received – 5,074
Permits issued – 6,687
Inspections performed – 26,999
Projects completed – 4,903