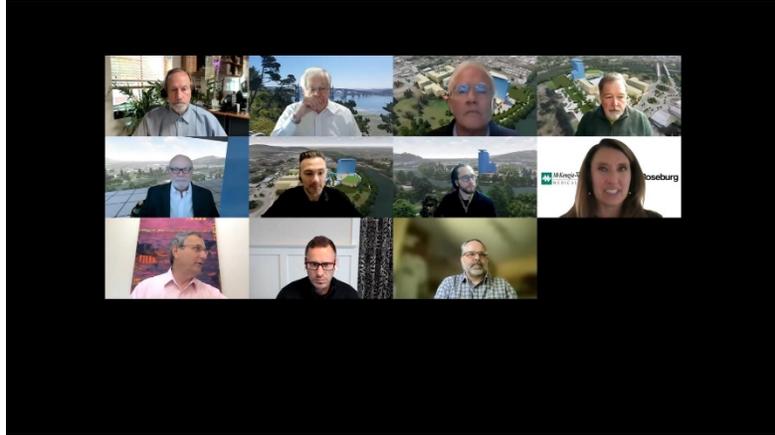


Proposals for a major development in the Glenwood Riverfront area have made headlines in the past few weeks. Three proposals emerged last month. While one – a plan to put a baseball stadium for the Eugene Emeralds on the river, has dropped off, at least for now, two development ideas remain. The developers for these proposals gave Springfield City Club a briefing on the ideas on May 20.



Although similar in some ways,

there are significant differences between the two ideas. The proposal from Localis would occupy about 32 acres on the Glenwood riverfront, from the Springfield bridge moving west. Its footprint is shown on figure 1.



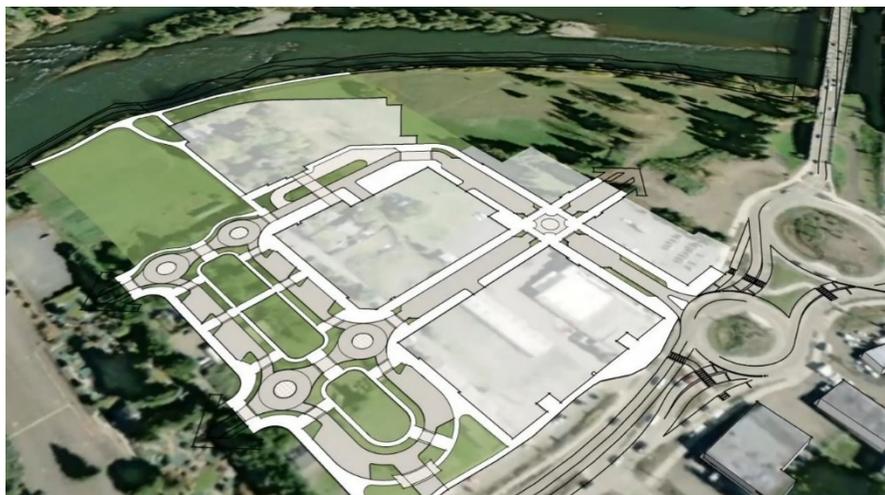
1 Localis Footprint

The Glenwood Development LLC proposal, show in Figure 2, would have a much smaller footprint – about nine acres occupying the green tinted area shown in the footprint for the Localis project. This project is presented as a turnkey

development with Glenwood Development LLC and its partners investing somewhere between \$311 million and \$340 million of private funds with no direct public participation. In a brief comment the Glenwood Development team mentioned that one of their partners owns several properties on the south side of Franklin Boulevard that could be part of a phase II development but did not provide further details.

The Localis developers did not specify a total investment for their project but indicated it would be a public private partnership with the public sector participating by providing some portion of the public infrastructure the project will need.

The focus of the two projects differs as well. The Glenwood LLC project is anchored by a 20-story hotel and conference center and



2 Glenwood Development LLC footprint

surrounded by a parking structure and up to just under 700 units of housing (about a third of that in affordable or workforce housing). The Localis project has a mixed focus with at least one significant tech firm committed to locate there, a significant but unsupervised number of housing units, and sports facilities for both soccer and ice hockey – facilities that would become the home of the Lane United professional soccer team and the Eugene Generals ice hockey team.

Both development teams indicated they are hoping to have Homes for Good, the Lane County housing agency, join in their project to help support the development of affordable housing.

Recent news stories talked about concern of residents of the area about being forced to relocate. Both development teams said there are only a handful of residents who live within the development footprints and that they would be working to help any residents relocate. Localis, the project with the larger footprint, said that while the boundary of their project adjoins the mobile home park to the west of the Roaring Rapids pizza parlor, that park was not part of the development proposal and would not be affected.



3 Localis rendering.

Both teams also indicated strong support for the current Glenwood Refinement plan and said they did not want to make any changes. This is significant because the current plan calls for a swath of parkland and public space at the Willamette

riverbank. The developers indicated that even if they wanted to make changes, the various legal setback requirements and environmental protection standards would preclude any development along the immediate

riverbank. Each proposal also includes visual access to the river by way of a series of park blocks that extend from Franklin Boulevard to the riverbank park. This concept is part of the current refinement plan and appears in the middle of the Localis diagram shown



4 Glenwood Development Rendering

as figure 3, while in Figure 4 the Glenwood Development proposal shows those blocks at the western edge of their development.

The City recently announced that it had decided to start a formal process to request proposals for development. Both teams appeared to accept this process and said it would not interfere with their ability to complete their projects if they are selected, although they did express some concern if the request for proposal process extend for a year or more. Each development team said they expected to complete construction in a four-year window, with the Glenwood Development LLC team expressing their desire that they be able to celebrate an opening on New Year's Day 2025.