



**LANE TRANSIT SPECIAL-PURPOSE DISTRICT OF OREGON (LTD)
REAL ESTATE COMMITTEE MEETING AGENDA**

**Public Forum, Committee Meeting
Wednesday, August 26, 3:00 p.m.
Glenwood Administrative Office | Board Room
3500 E 17th Avenue, Eugene, OR 97478**

LTD Real Estate Committee meetings are also available via web video stream. You can access the broadcast live day-of or any of our archived meetings at <https://govhub.ompnetwork.org/>

Public Testimony on all Board Matters including Resolutions:

Public testimony will begin at approximately 3:00 p.m. In-person sign-up is available on the day of the meeting in the Boardroom. You may also participate virtually via Zoom. To join the meeting, follow the link provided on the Events Calendar on the day of the meeting at <https://www.ltd.org/events-calendar/>. If you wish to provide testimony, please use the "Raise Hand" feature. For phone participants, press *9 to raise your hand. When it is your turn to speak, your name will be called. Individual comments are generally limited to three minutes; however, the presiding Board officer will determine the final time limits based on the number of speakers and the time available.

For those unable to attend in person or virtually but who wish to submit written testimony, please email clerk@ltd.org. Comments must be received by noon on the day prior to the meeting.

To be added to Lane Transit District's Public Meeting Notice List, please submit this request to clerk@ltd.org.

MEETING AGENDA:

1. **CALL TO ORDER & ROLL CALL:** Susan Cox (President), Michelle Webber (Vice President), Kelly Sutherland
2. **PUBLIC COMMENT**
3. **AGENDA**
 - Hunsaker Property Future Development Opportunities
4. **ADJOURN BUSINESS MEETING**

UPCOMING MEETINGS:

The Real Estate Committee meets on an ad-hoc basis and does not have an upcoming meeting scheduled at this time.

The facility used for this meeting is wheelchair accessible. To request a reasonable accommodation or interpreter, including alternative formats of printed materials, please contact LTD's Administration office no later than 48 hours prior to the meeting at 541-682-5555 (voice) or 7-1-1 (TTY through Oregon Relay).



Lane Transit District Agenda Item Summary (AIS)

Presented By: Joe McCormack, Chief Development Officer
and Dave Roth, Director of Planning

AIS Title: Hunsaker Property – Future
Development Opportunities

Prepared By: Joe McCormack, Chief Development Officer

Action: Discussion and Feedback

Agenda Item Summary: The Real Estate Committee will receive a presentation and participate in discussion regarding future development opportunities for the Hunsaker property adjacent to the Santa Clara Station. The presentation will include a site history, prior planning efforts, and potential pathways for future redevelopment.

I certify that my Department Chief has reviewed and approved this AIS: ☒



Lane Transit District

Connecting our Community

Hunsaker Property Development Options

8/26/2026 – Real Estate Committee

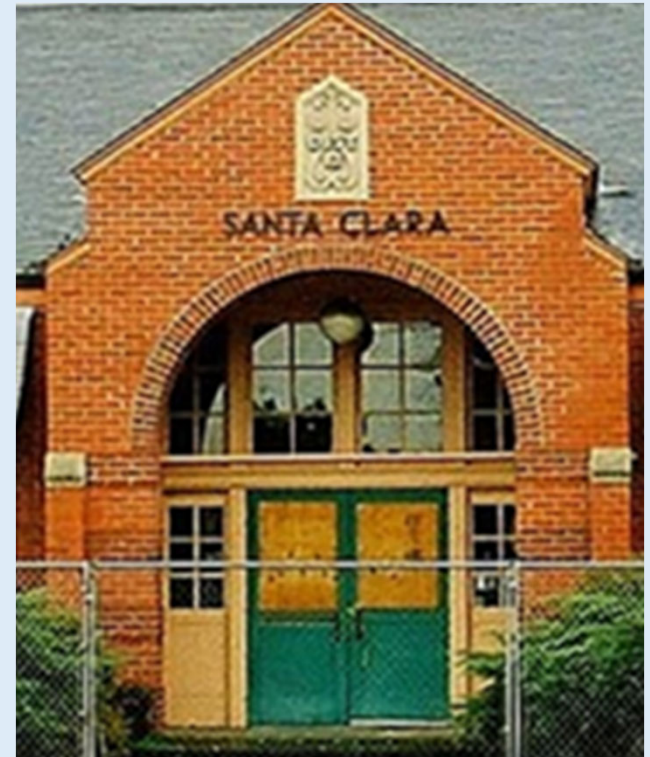
Lane Transit District | LTD.org

Hunsaker Property Development Options

Initial discussion with the Board Real Estate Subcommittee

OPENING ASK

Confirm general agreement for staff to pursue two paths concurrently: amend the refinement plan restriction and begin a collaborative TOD visioning process.



Santa Clara Elementary School (2002)

Why this discussion now

The site is a public asset with development constraints, transit access, and community history.

The practical question

How do we position the property for a viable, community-aligned development outcome?



Two parallel work streams

Remove / modify restriction

Refinement Plan Amendment to address the 18,000 sq. ft. individual building footprint limitation.

Define a shared TOD vision

Board + neighborhood process to clarify development goals, priorities, and desired outcomes.

Site overview and history

A short history is useful because it explains why the current restrictions exist.

Former Santa Clara Elementary School

Site includes remnants of the former school campus and historic character policy language.

2009 Santa Clara Crossings

Mixed-use commercial/residential PUD/Site Review approval; project was never developed.

2015 LTD acquisition

LTD purchased the property after foreclosure; site remains mostly undeveloped.

2021 Santa Clara Transit Station

Transit investment immediately adjacent to the subject property.



The current constraint

Policy 6.a limits individual building footprints within the commercial development.

“No individual building footprint within the commercial development may exceed 18,000 square feet.”

What remains

C-2 zoning / PUD context
Certain commercial use restrictions
Historic character commemoration

What changes

Potential size / scale flexibility
More marketable development path
Better alignment with housing/TOD options

What it does not do

Does not pick a developer
Does not approve a site plan
Does not bypass public process

Path 1: Refinement Plan Amendment

Planning work would amend the River Road/Santa Clara Urban Facilities Plan text.



Estimated cost: \$30,000

Approximate duration: 9–12 months

Public process + hearings

Path 2: TOD strategy aligned with state housing goals

The Hunsaker site can be framed around LTD outcome areas and local housing needs.

Housing access

Support housing production near frequent transit

Workforce access

Connect residents to jobs and services

Health access

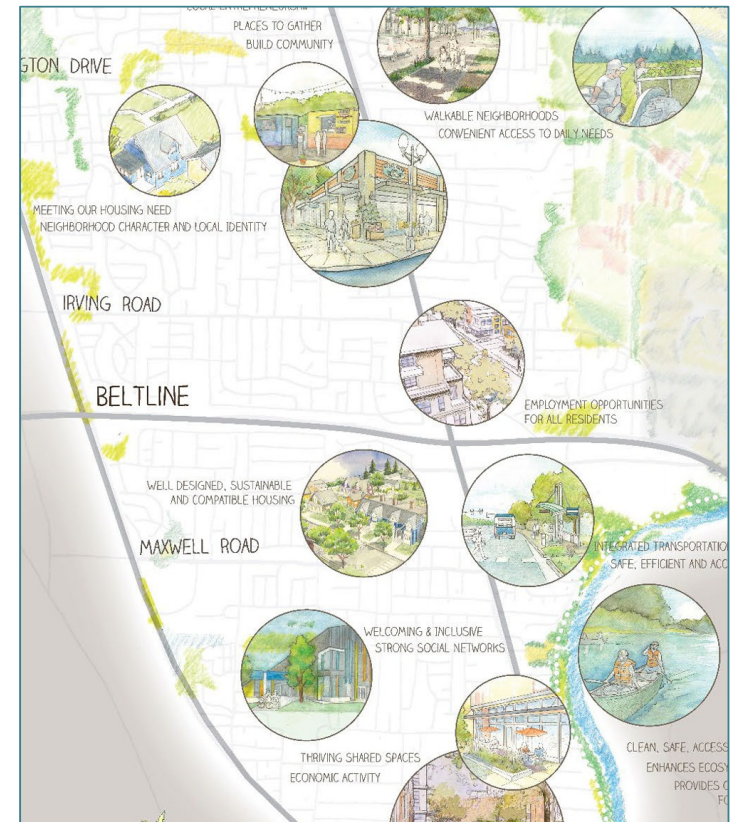
Improve access to care and daily needs

Education access

Support mobility to schools and training

Why TOD belongs in this discussion

Eugene's 2026 housing work identifies a need for nearly 26,000 homes over 20 years, requiring about 1,600 dwellings annually—roughly a 70% increase from current production.



Santa Clara Neighborhood Plan



Lane Transit District

Known TOD examples to inform Hunsaker

These examples show different public land approaches: civic partnership, downtown infill, affordable ownership, and ground lease redevelopment.



TRIMET + MULTNOMAH CO.

Gresham Library / East County Library

Transit-owned park-and-ride repositioned for a civic anchor with retained site area for future TOD.



CITY OF EUGENE

North Butterfly Lot

Downtown public parcel advanced through RFQ for housing and pedestrian connections between civic districts.



CITY LAND + NONPROFIT

Springfield DevNW / 52nd St.

Small public site packaged for six income-qualified homeownership townhomes using a CLT model.



GROUND LEASE MODEL

UO Romania Property

Institutional land leveraged for mixed-use redevelopment while addressing historic character and corridor goals.

Implication for Hunsaker: LTD can test the development model and community benefits through visioning before committing to a disposition path.

Options, opportunities, and challenges

The committee does not need to choose a final project model today.

Option	Opportunities	Challenges / risk
Do nothing / hold	Preserves flexibility; no immediate cost.	Constraint remains; site continues to be underutilized; no clear policy direction.
Amend only	Improves marketability and viability; creates flexibility.	May invite concern if not paired with a clear community vision.
TOD vision only	Builds shared goals and stakeholder alignment.	Concepts may be limited by existing footprint restriction.
Concurrent path	Addresses feasibility and community direction together.	Requires coordination, timeline discipline, and clear messaging.

Staff recommendation

Pursue two paths concurrently, with a shared vision as the foundation for future development decisions.

1

Initiate Refinement Plan Amendment

Begin work to remove or modify Policy 6.a building footprint limitation while retaining other policy conversations.

2

Launch collaborative visioning

Create a structured process with Board and key stakeholders, including neighborhood voices, to define goals and objectives.

3

Return with a development strategy

Use the refined vision to shape the appropriate TOD delivery model, potential partners, and evaluation criteria.

Requested committee feedback: Is there general agreement to proceed on this basis?



Lane Transit District