

THREE SISTERS MEADOW (3SM)

Housing & Shared Infrastructure Proposal

Report for the Three Sisters Meadow partner boards | July 2026

THE PROPOSAL

McKenzie Community Land Trust (MCLT) proposes to locate up to eight of its twelve grant-funded homes at Three Sisters Meadow (3SM). Subject to grant eligibility, the funds that would otherwise be used to purchase another property would instead be invested in permanent wastewater, water, electrical and road infrastructure at 3SM.

\$8 MILLION

MCLT Housing Grant

Minimum of 12

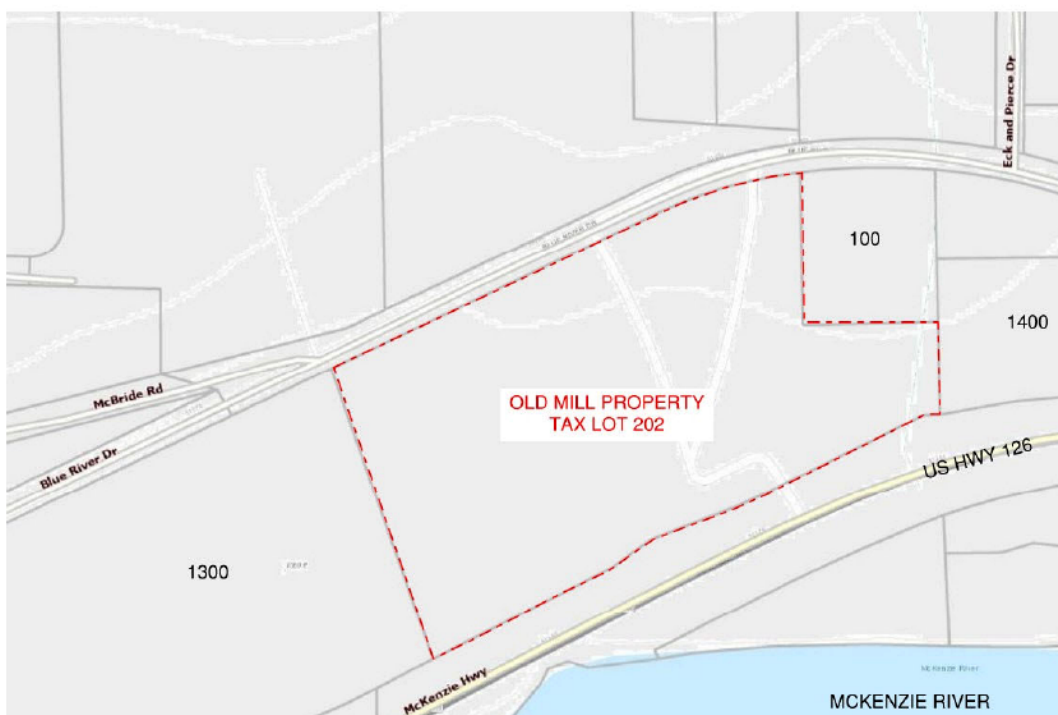
Homes or Units

SEPT. 30, 2028

Required Occupancy

Why Three Sisters Meadow

- Selected after reviewing sites along the Highway 126 corridor as the strongest location with the fewest apparent Lane County limitations.
- The 16.21-acre community-controlled site has already been evaluated for housing, wastewater and other community uses.
- Using land already held in trust for community benefit avoids acquisition delay and preserves more of the grant for permanent site improvements.
- Housing, utilities and future 3SM development can be planned together instead of through separate, piecemeal projects.



Vicinity map - Three Sisters Meadow property outlined in red. Source: Lane County GIS map included in the July 2026 wastewater report.

MCLT INVESTMENT IN 3SM

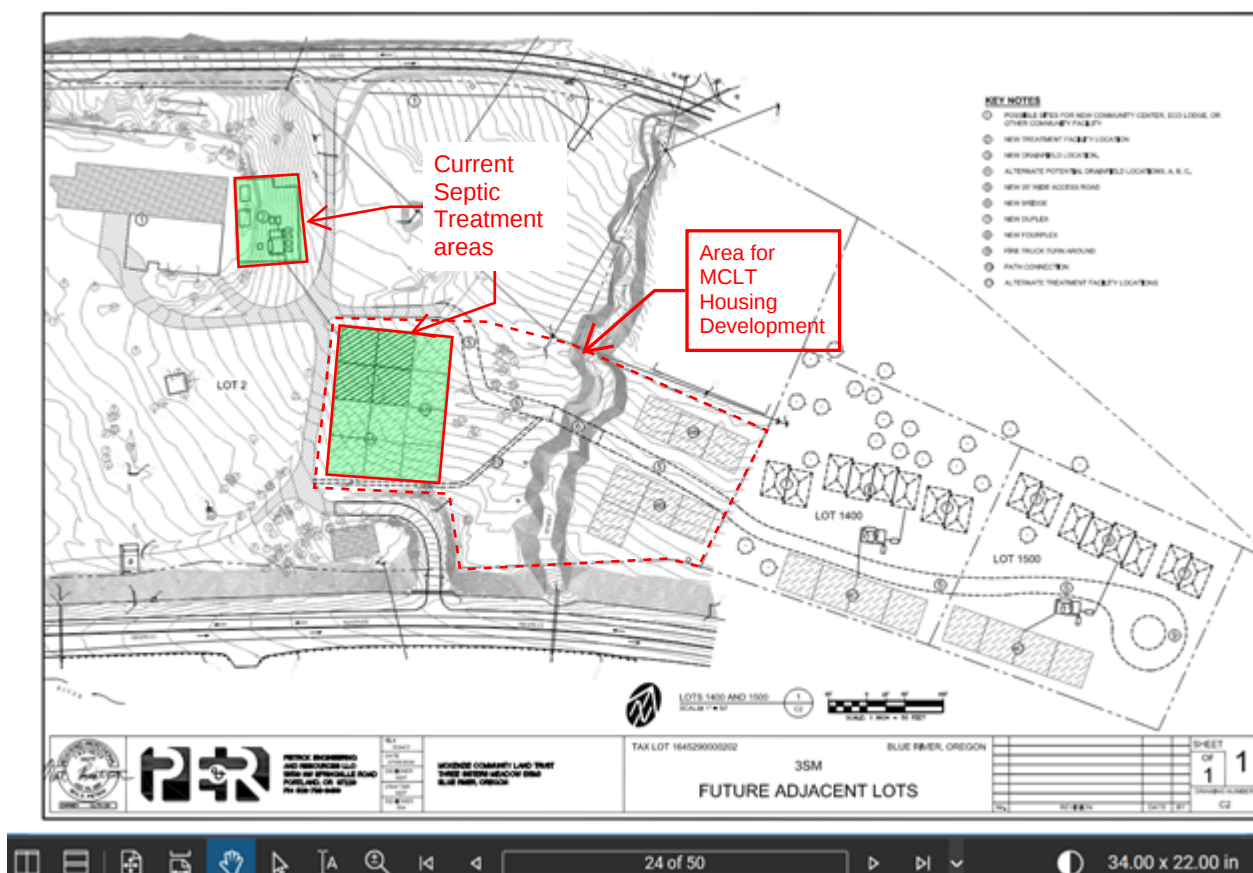
Build the shared infrastructure first

Instead of using these grant funds to purchase land elsewhere, MCLT seeks to redirect those acquisition savings into permanent site infrastructure—building a stronger foundation for 3SM’s vision as an Economic & Wellness hub

1. Expandable wastewater system Construct the first phase needed for the MCLT homes and design it for future expansion where technically feasible. The preliminary planning flow for eight units is about 2,400 gallons per day, well below maximum site septic capacity. Final capacity requires DEQ approval and final engineering.	2. Water infrastructure Extend and distribute water service to the intended housing area, including meters, valves and fire-flow improvements required by the Water District and fire authority.
3. Electrical infrastructure Provide primary service extension, transformers, conduit and coordinated distribution on site that can also support later 3SM phases.	4. Roads and site improvements Build access roads, fire-apparatus circulation, parking, grading, drainage and shared utility corridors as part of one coordinated campus plan.

Preliminary Site and Wastewater Planning

The 2026 engineering plan already identifies possible treatment, drainfield and access areas. The housing footprint on 3SM would be selected through joint master planning so it does not block future community, recreation or wellness uses.



Preliminary 3SM engineering site plan with proposed housing and infrastructure. Final housing location, road alignment and utility layout remain subject to board direction, survey, Lane County review and DEQ approval.

SHARED VALUE AND BOARD DIRECTION

A housing project that advances the whole 3SM site

VALUE TO THE 3SM PARTNERSHIP

- **Unlocks Shared Infrastructure:** Creates permanent wastewater, water, power, and road infrastructure that remains with 3SM, significantly reducing future phase development costs.
- **Workforce Housing Without Land Cost:** Adds up to eight needed workforce homes without requiring 3SM or partner organizations to fund land acquisition.
- **Site Readiness for Future Phases:** Prepares the property for upcoming community, recreation, lodging, or wellness facilities by bringing utilities to the site boundary.
- **Preserves Campus Design:** Coordinates with current master planning to protect primary acreage for future economic/wellness uses.
- **Actionable Catalyst:** Leverages a strict **September 30, 2028 grant deadline** to secure site infrastructure funding *now* rather than delaying site development.

PROJECT GUARDRAILS

- **Flexible Housing Scope:** Up to eight homes, with exact placement and unit types finalized through joint site planning and grant compliance.
- **Protective Footprint:** Preserves high-value land for core 3SM vision, ensuring dedicated space for required primary and reserve wastewater management.
- **Scalable Infrastructure:** Designs utility systems for future campus expansion where technically and legally feasible, without committing unapproved capacity.
- **Full Partner Oversight:** Final site plans, budgets, cost-allocation models, and intergovernmental /sponsorship agreements will return to the 3SM Committee for review prior to construction.
- **Regulatory Compliance:** All development remains subject to grant requirements, county land-use, DEQ, fire-access, and utility provider approvals.

WORKING SCHEDULE (Draft)

TIMING	PRIMARY WORK
2026	Board direction, site selection, survey, agency pre-application and grant confirmation.
2027	Final planning, engineering, land-use approvals, DEQ review, utility design and permits.
2028	Site construction, housing construction, inspections and occupancy by September 30.

WHAT IS REQUESTED NOW

1. **Infrastructure Reinvestment:** Support directing eligible MCLT property-acquisition grant funds toward shared 3SM utility and site infrastructure.
2. **Conceptual Endorsement:** Endorse continued joint planning for up to eight grant-funded homes on the 3SM property.
3. **Planning Authorization:** Authorize MCLT and the 3SM team to proceed with joint site engineering, preliminary design, and community engagement

PROPOSED BOARD DIRECTION

Support advancing a final plan for up to eight homes at Three Sisters Meadow, including an expandable wastewater strategy and coordinated water, electric and road improvements, with the completed site plan, budget and agreements returning to the 3SM Committee before construction approval.

KEY QUESTIONS FOR THE PARTNER BOARDS

What are we being asked to approve? Approval to continue due diligence and prepare a final site, infrastructure, ownership and financial plan - not final construction authorization.	What does 3SM receive in return? Permanent septic, water, electrical, road and emergency-access improvements designed, where practical and approved, to support later 3SM development.
How is the existing 3SM vision protected? Housing would be limited to a defined area, and utilities and roads would be planned around the full campus so future community, recreation, lodging and wellness uses remain possible.	Who carries the financial risk? The final agreement should place the housing project and its share of infrastructure costs on MCLT and the grant, with no obligation for other 3SM partners unless separately approved.