



# Eugene Family YMCA Capital FAQs

## Is the Y still pursuing property in north Eugene?

Absolutely! As of January 2026, the Y had just over 19,000 members at its two south Eugene locations (the Stathos Y and the Tennis & Pickleball Center). As expected, the majority of these members live in relatively close proximity to the Y's locations. To fully meet the community's health, education and social needs, the Y must have facilities accessible across Eugene. Neighborhoods in west and north Eugene—such as Bethel, Santa Clara, River Road, Gilham and Cal Young—are currently underserved due to distance to the south Eugene Y. While 53% of Y members live in south Eugene, about 11% live in Bethel, 11% in Cal Young/Gilham and only around 5% in River Road and Santa Clara—areas a north Eugene Y would be designed to serve.

## Is the Y still under contract to purchase property on the corner of Hunsaker and River Road?

Not at this time. While the Hunsaker and River Road property is a strong site, it currently has a deed restriction limiting building size to 18,000 sq. ft. For reference, the south Eugene Y is approximately 75,000 sq. ft. LTD is working with the City of Eugene to explore changes to this restriction that could allow for a community-serving development like a YMCA. While that limitation remains in place, the Y has limited its financial commitment to the property.

## Is the Y pausing its north Eugene plans until the Hunsaker property matter is resolved?

No, we are committed to pursuing all avenues by which to serve families and neighborhoods in west and north Eugene. While we continue to stay in communication with LTD and the City regarding the square footage limitation on the Hunsaker property, the timeline and outcome are uncertain, so we are also exploring a City-owned parcel east of Madison Middle School, off of Wilkes Drive in the Santa Clara area, that the City envisions as a future community center location. This site could be an excellent location for a north Eugene Y, and mirrors the south Eugene Y's proximity to a middle school. A Y at this location could strongly align with the City's long-term community vision.

## What type of facility is the Y planning for north Eugene?

As 2026 begins, we will conduct a broad community listening process to gather as many viewpoints and perspectives as possible relative to the dreams our community has for a north Eugene Y. We anticipate a full-service facility, similar to our south Eugene facility. However, we do not plan an exact copy of the south Eugene Y; rather, we want to ensure that our community has the chance to shape the vision for spaces and programs that are the most important for that location. We are currently in an information-gathering phase, not a decision-making phase.

### Is the Y selling its Patterson Street property where the old Y was located?

There is no plan to do this as of February 2026. In October 2024, the Y engaged a national YMCA development consultant to help create a long-term vision for capital development in north Eugene and at the Patterson Street location. Significant progress has been made toward a community-informed plan to expand programs and services on the open lot the Y owns.

### Is the Y selling the property where the Tennis & Pickleball Center is located on Patterson Street?

There is no plan to do this as of February 2026. Rather, the current plan is that this facility will be updated and enhanced as part of a community-informed plan to expand Y programs.

### How does the Y plan to develop the open lot on the Patterson property?

Community feedback over several years has consistently identified three needs: spaces for social connection, child care and expanded health-focused activities. Planned improvements include additional lobby, restroom and locker room capacity to support expanded programming in the current tennis and pickleball space, which was originally designed to serve only about 20 people at a time. The central element of the project is the creation of four large (1,600 sq. ft.) multi-purpose rooms with AV and storage. We look forward to continued community input as programming plans are refined for these large multi-purpose spaces.

### Why aren't you considering adding more tennis or pickleball courts on the Patterson site?

One area of focus for a capital campaign on the Patterson property is to minimize the total cost because roughly \$100 million has been invested in southeast Eugene with the Kidsports and Don Stathos YMCA projects. There is no board-mandated maximum amount for a capital campaign on Patterson, however, early discussions have centered around limiting that capital campaign to \$10 million or less. A second area of focus is associated with creating a neighborhood-based solution to address a critical need for licensed child care programs, particularly afterschool programs. One of our first concepts for a project on Patterson Street involved the addition of new indoor tennis & pickleball courts. The estimated cost was \$11.5 to \$13.5 million. While this estimate was arrived at without direct involvement from local contractors, the Y does have estimates from local contractors for a significant expansion that creates 4 large multi-purpose rooms. These estimates ranged from \$9 million to \$11 million—effectively, the high-end of a capital campaign we have envisioned for Patterson. While the estimated costs for additional courts could be debated, even if the addition of new courts was significantly lower than \$11 million, we would already be far above the cost we envisioned for a project in south Eugene.

## Why is the greatest need 4 multi-purpose rooms?

Developing flexible, YMCA-controlled multi-purpose rooms allows the Y to ensure consistent access, manage costs responsibly, and provide stable, high-quality programming for youth and families without being displaced as we try to rent new spaces to offer expanded programs. As we refined our vision for the capital project on Patterson we sought to serve as many people as possible and to address some of the most in-demand needs that were aligned with the Y's areas of focus. This led to large multi-purpose spaces; spaces that could be adjusted and modified to meet specific needs during different hours of the day and different days of the week. This project can materially meet these needs through the following outcomes:

### Youth Development

- Requests for licensed childcare spaces are extremely pronounced within our community, and especially in the six elementary schools located within close proximity to the Y's property on Patterson. Within these schools, waitlists to access the Y's Afterschool programs exceeded 200 within days of registration opening. Additionally, access to space within local schools has become increasingly competitive and costly. As districts face their own capacity constraints and budget pressures, fewer school facilities are available for the Y's programs.
- These multi-purpose rooms will allow us to provide the following youth-focused outcomes:
  - Increase weekly camp enrollment to 180 children, up from 130.
  - Provide 165 new licensed afterschool spots.
  - Increase enrollment in no-school-days program from 135 to 180.

### Healthy Living

- The Y provides thousands of spots in our group fitness classes each month; however, demand is often far outpacing availability during the morning hours. These multi-purpose rooms will allow the Y to offer thousands of additional group fitness spots per month. Moreover, the Y will be able to offer new classes and launch classes serving specific populations.

### Social Responsibility

- When the new Y opened, we received hundreds of requests to partner with the Y to launch programs and classes in the new Y's Kalapuya Community Room. That room is simply not able to meet all of the requests the Y receives. These multi-purpose rooms will allow the Y to expand the number of partners and innovative community-gathering initiatives we can engage with.

### Is the Y eliminating tennis or pickleball programming?

Since 1887, the Y has continually evolved to meet community needs. The Y does not prioritize or prefer one type of program over another; instead, we listen closely to community feedback and apply strategic planning lenses to ensure our spaces serve as many people as possible. As 2026 begins, we will conduct a community listening process to gather viewpoints and perspectives on how our Patterson property can best function as a community asset. We are currently in an information-gathering phase, not a decision-making phase as it relates to programming in the Tennis & Pickleball Center.

### When will the Y begin the capital campaign for the Patterson Street project?

We anticipate completing community assessment and analysis in the first half of 2026, and entering the fundraising phase in the second half of 2026.

### When will the Y begin a capital campaign for a north Eugene facility?

In March 2026, we will conduct community listening sessions and surveys to inform the vision for a north Eugene Y. At the same time, we will continue conversations with the City of Eugene and LTD before beginning fundraising.

### How does the Emerald Valley Regional Pickleball Complex at LCC affect the Y's plans?

We are excited by the growth of pickleball and have championed the LCC complex through letters of support to potential funders. While the Y offers pickleball, we do not have the capacity to meet the demand or provide a fully competitive, purpose-built environment. The LCC complex is well-positioned to serve those needs.

### I have specific concerns regarding these plans, who should I share them with?

The Y needs to gather and synthesize feedback, comments, and insights through their research firm (Triangle 2). If you share your contact information with Brian Steffen he can ensure that you are sent a survey to participate in this survey. Brian's email address is: [brian@eugeneymca.org](mailto:brian@eugeneymca.org) and his cell phone number is: (541) 729-0533. If you have specific questions, rather than feedback or comments to share as part of the Y's capital-planning research, you can simply email or call Brian directly.