



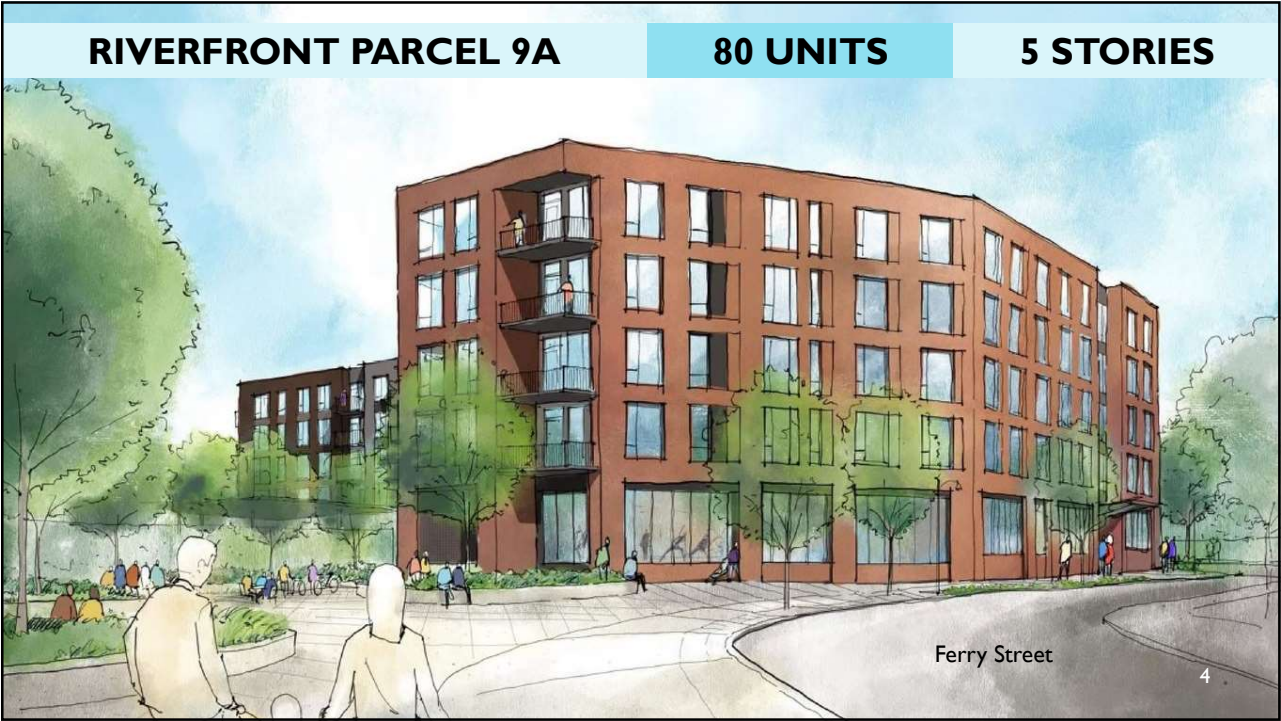
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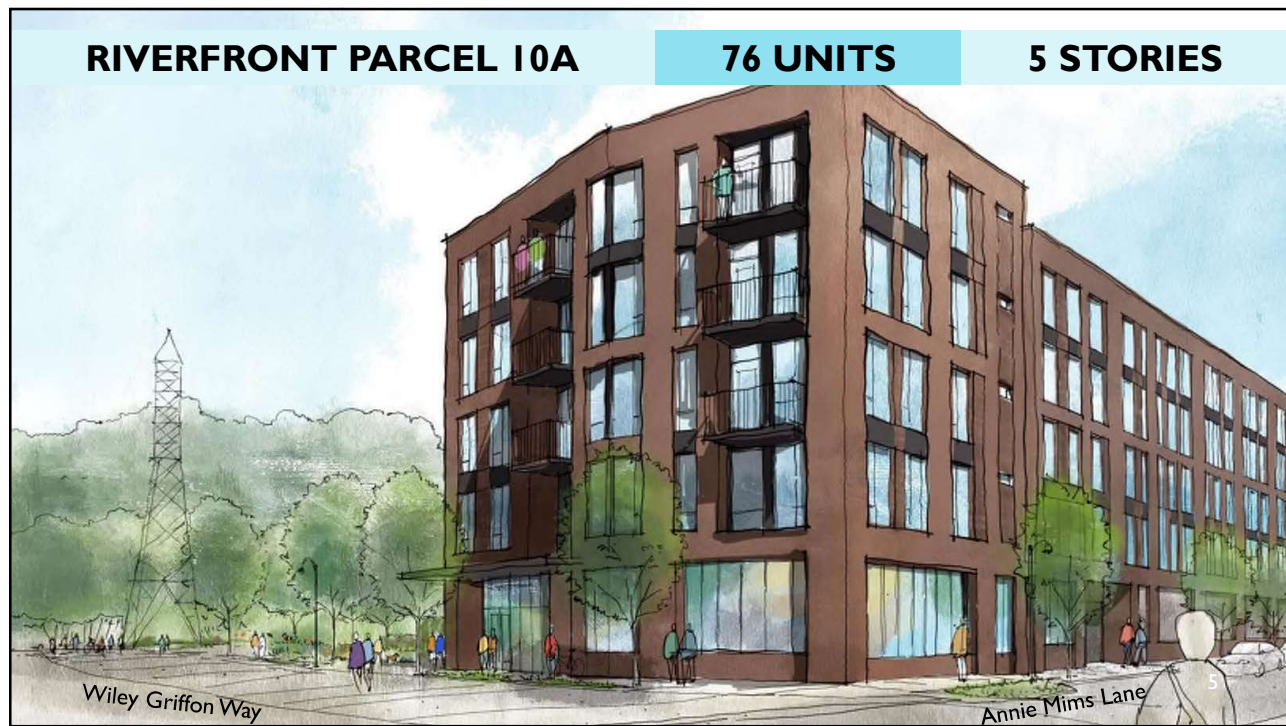
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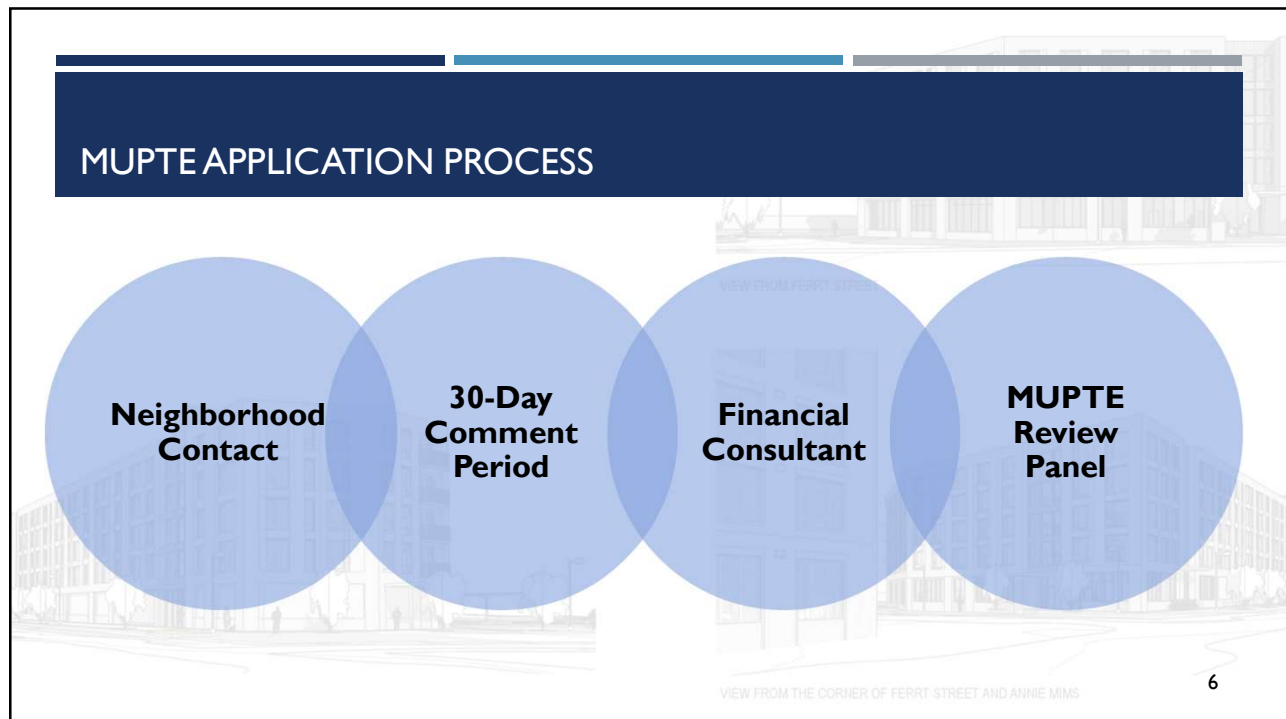
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MUPTE APPLICATION PROCESS



**MUPTE
Review
Panel**

VIEW FROM THE CORNER OF FERRIS STREET AND ANNIE MIMS

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PUBLIC BENEFIT CRITERIA

- Compact Urban Development
- Green Building Features
- Local Economic Impact Plan
- Moderate-Income Housing Contribution
- Project Design & Compatibility
- Historic & Existing Housing Sensitivity
- Project Financial Need

VIEW FROM FERRIS STREET



VIEW FROM THE CORNER OF FERRIS STREET AND ANNIE MIMS

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COMPACT URBAN DEVELOPMENT

Downtown Riverfront Special Area Zone:
No minimum density for Parcel 9A or Parcel 10A

80 UNITS
(74 / acre)

76 UNITS
(78 / acre)

VIEW FROM FERRT STREET

VIEW FROM THE CORNER OF FERRT STREET AND ANNIE MIMS

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LOCAL ECONOMIC IMPACT PLAN

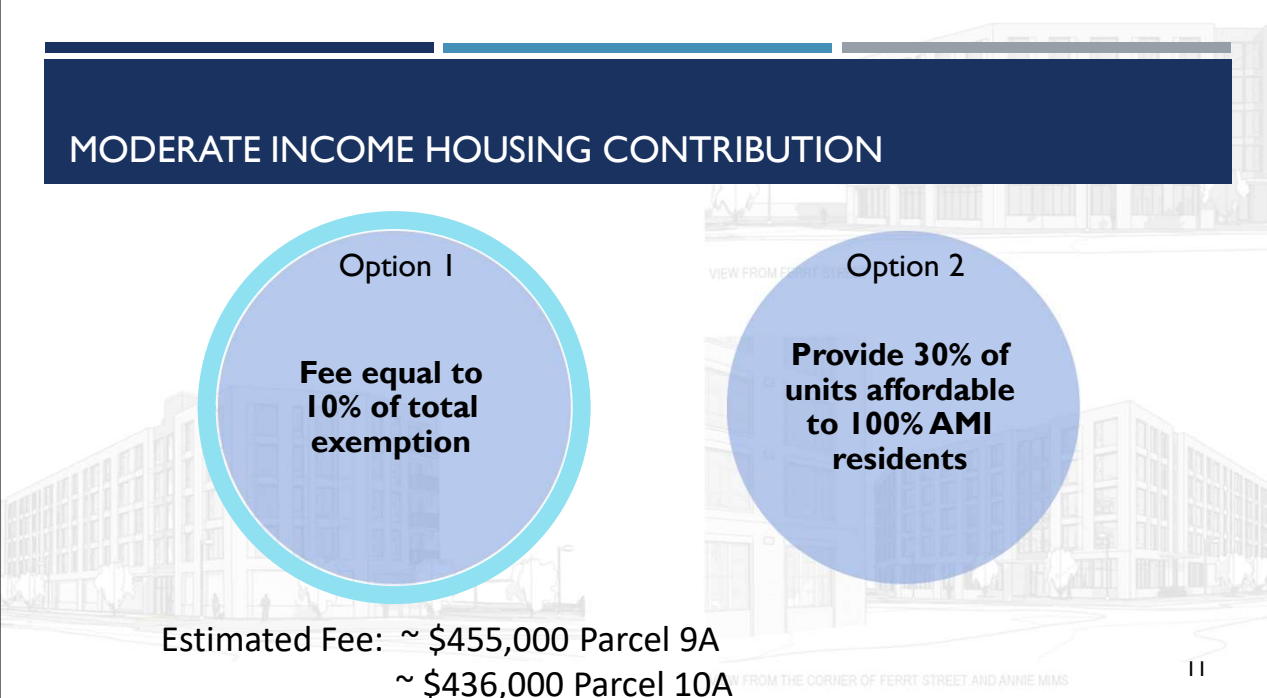
- Requirements:
 - Show >50% of costs toward local professional services and construction firms
 - Applicant estimates 55% to local firms for Parcel 9A and 55% for Parcel 10A
 - Ensure opportunities for Minority, Women, and Emerging Small Businesses
 - Comply with wage, tax, and licensing laws

VIEW FROM FERRT STREET

VIEW FROM THE CORNER OF FERRT STREET AND ANNIE MIMS

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MODERATE INCOME HOUSING CONTRIBUTION

Option 1

Fee equal to 10% of total exemption

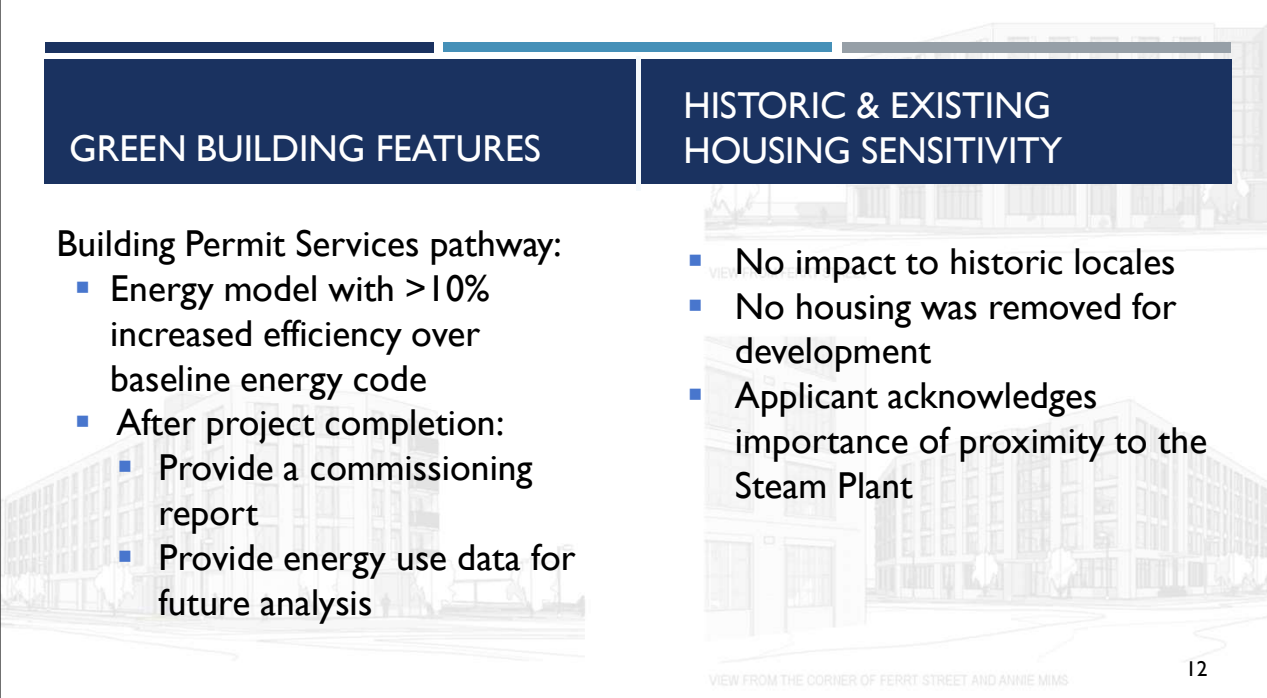
Option 2

Provide 30% of units affordable to 100% AMI residents

Estimated Fee: ~ \$455,000 Parcel 9A
~ \$436,000 Parcel 10A

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GREEN BUILDING FEATURES

Building Permit Services pathway:

- Energy model with >10% increased efficiency over baseline energy code
- After project completion:
 - Provide a commissioning report
 - Provide energy use data for future analysis

HISTORIC & EXISTING HOUSING SENSITIVITY

- No impact to historic locales
- No housing was removed for development
- Applicant acknowledges importance of proximity to the Steam Plant

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PROJECT DESIGN & COMPATIBILITY



- Scale, form, and quality of buildings
- Mixture of project elements
- Relationship to street and surrounding uses
- Parking and circulation

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PARCEL 9A PROJECT DESIGN & COMPATIBILITY



VIEW FROM THE CORNER OF FERRIS STREET AND ANNIE MIMS

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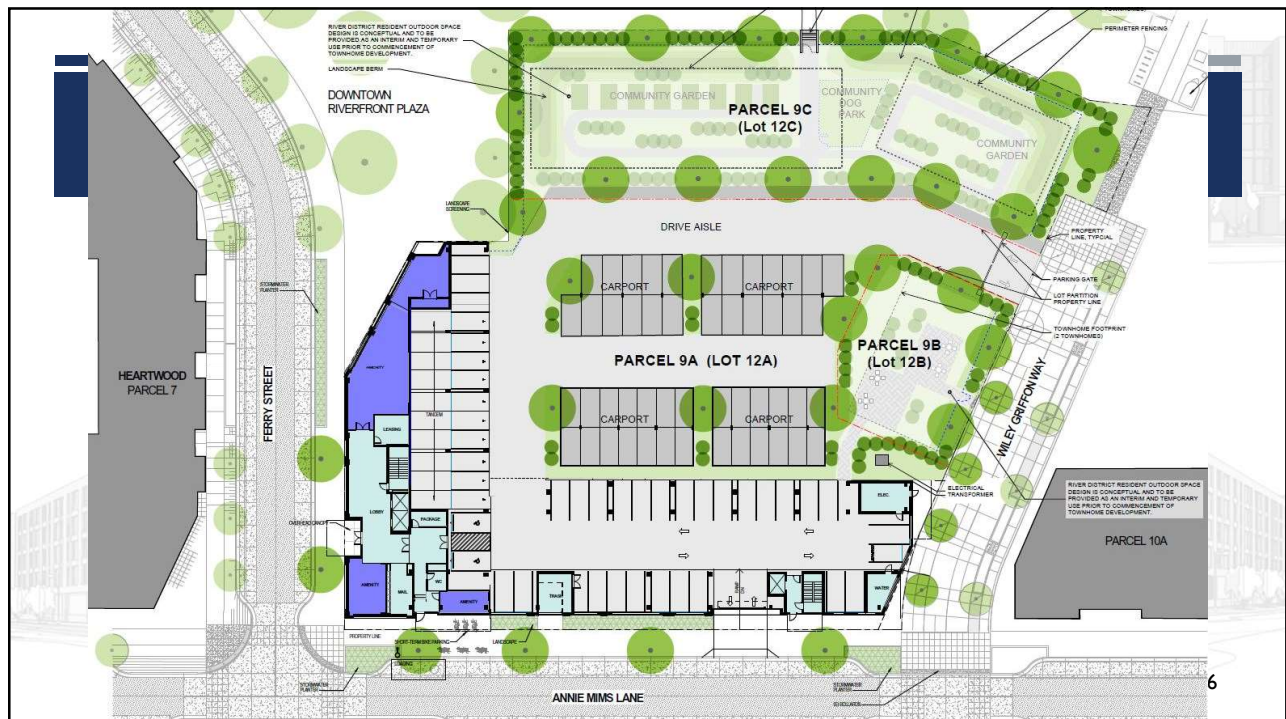
PARCEL 10A PROJECT DESIGN & COMPATIBILITY



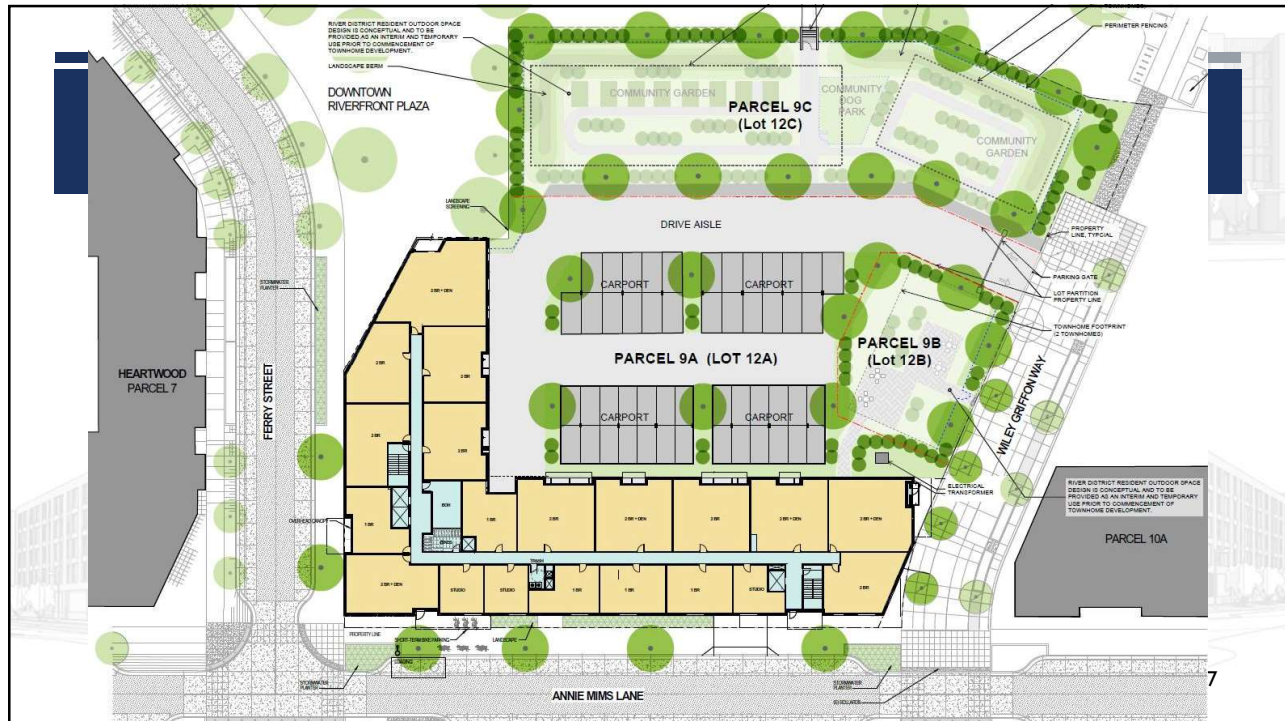
VIEW FROM THE CORNER OF FERRIS STREET AND ANNIE MIMS

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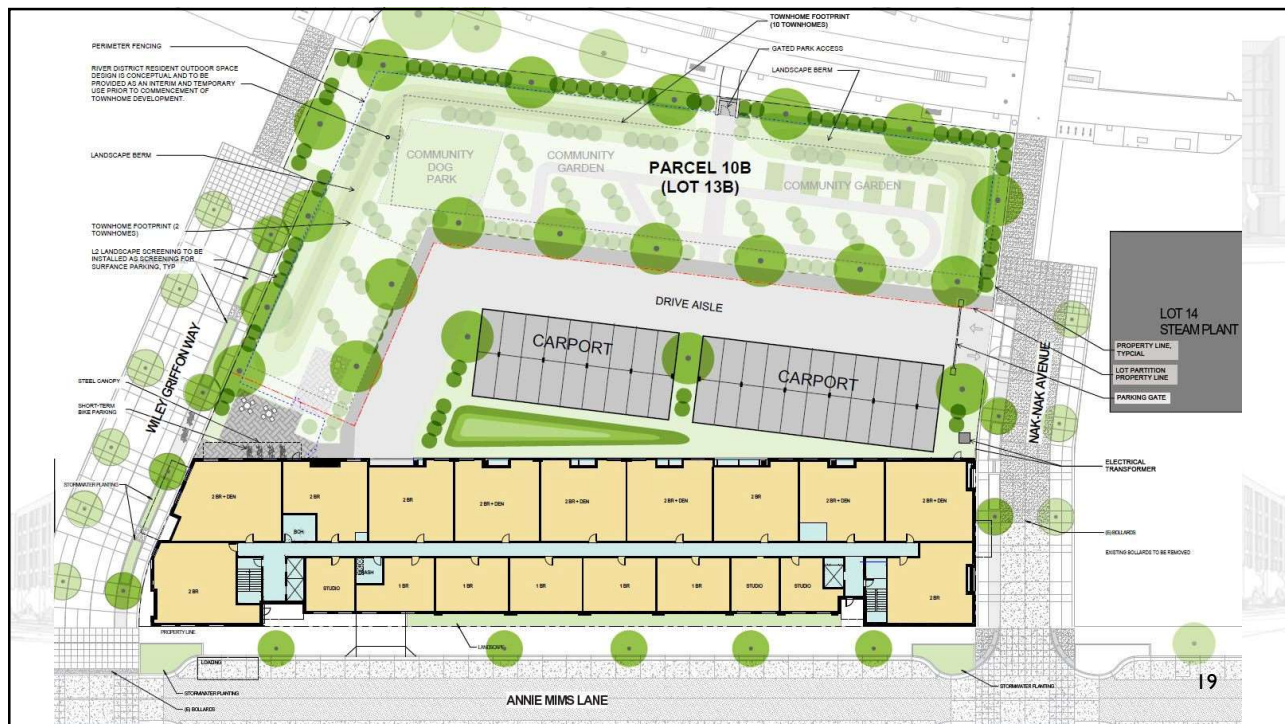
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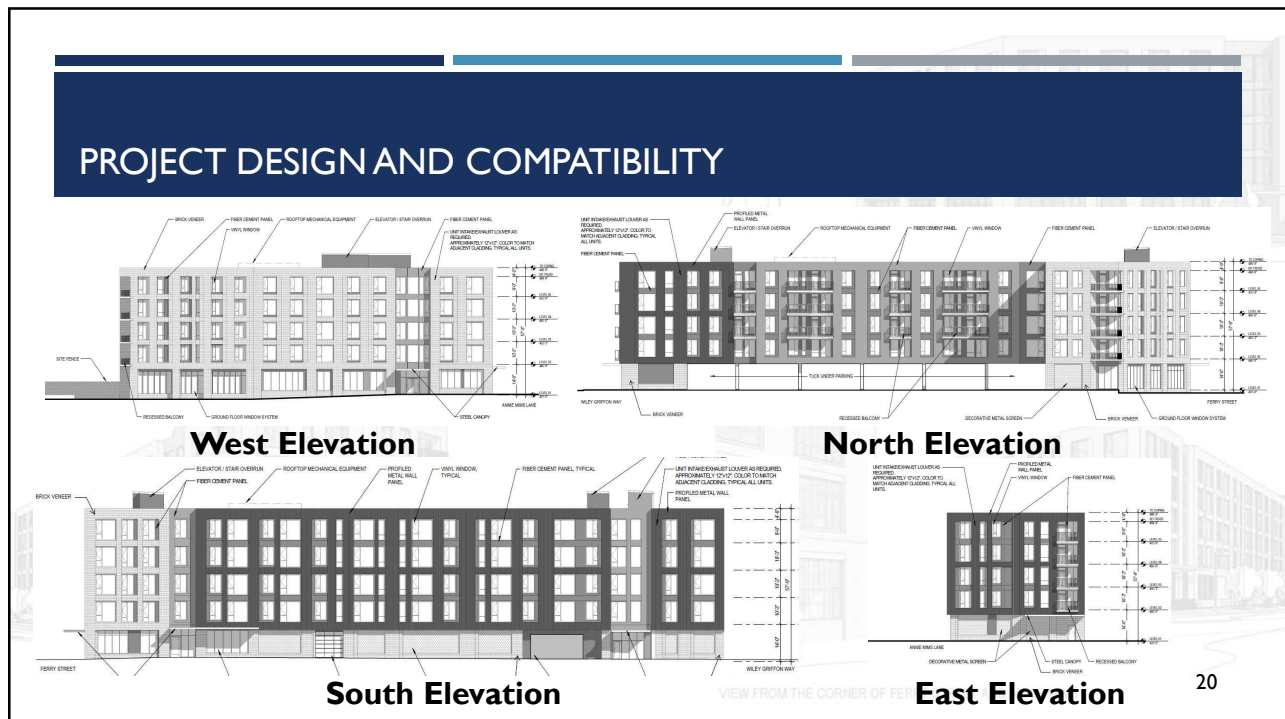
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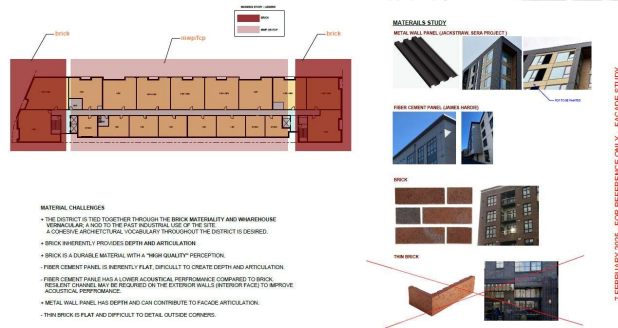


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BUILDING DESIGN CHANGES



- Change brick for metal wall panel or fiber cement panel on upper floors on certain elevations
- Review Panel conclusion based on original drawings
- Staff memo included in packet

VIEW FROM THE CORNER OF FERRIS STREET AND ANNIE MIMS

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PROJECT FINANCIAL NEED

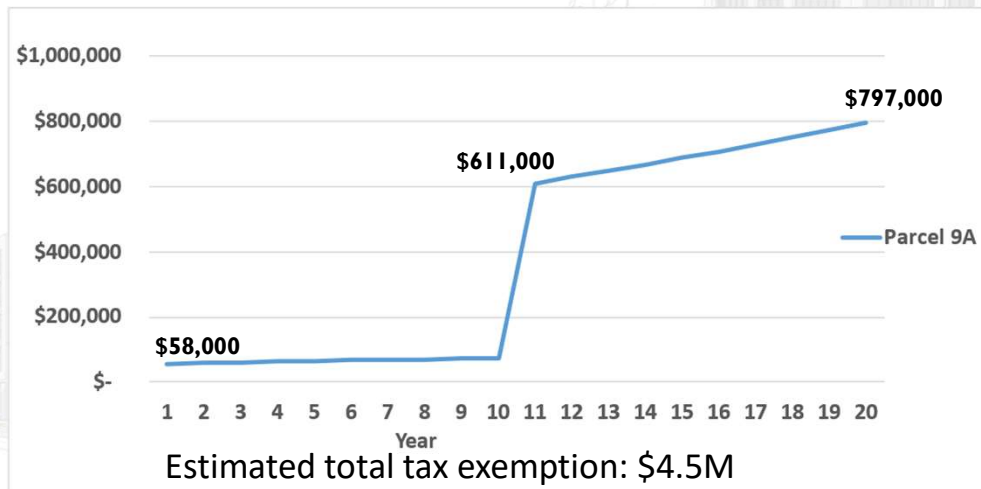
Consultant's Finding: both projects would not be financially viable without the benefit of a MUPTE



VIEW FROM THE CORNER OF FERRIS STREET AND ANNIE MIMS

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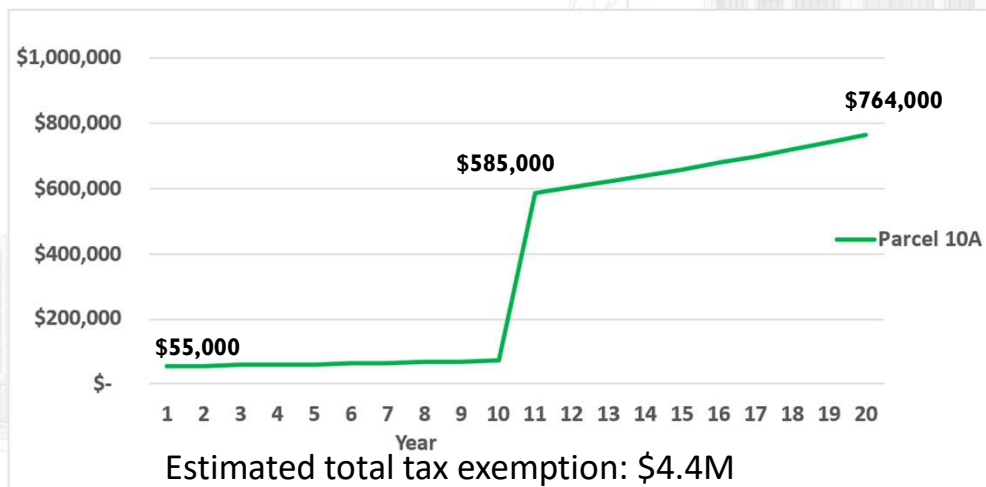
PROJECTED TAX REVENUE – PARCEL 9A



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PROJECTED TAX REVENUE – PARCEL 10A



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MUPTE PROGRAM UNIT CAP

Project Name	Residential Units
Ferry Street Manor	50
Gordon Lofts	127
Heartwood (Parcel 7)	95
Portal (Parcel 3BC)	130
Riverfront Parcel 3A	237
1059 Willamette	133

Total Units Since 2015: 772 of 1,500 (51% of cap)

Units in 9A, 10A: 156

Unit Cap if Approved: 928 (62% of cap)

VIEW FROM THE CORNER OF FERRIS STREET AND ANNIE MIMS

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TODAY'S DECISIONS

For each application:

1. Approve the MUPTE and adopt the attached Resolution
2. Approve the MUPTE with an amended Resolution
3. Deny the MUPTE

VIEW FROM ANNIE MIMS

VIEW FROM FERRIS STREET

VIEW FROM THE CORNER OF FERRIS STREET AND ANNIE MIMS

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