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TODAY

1. Revised DDA Term
2. Skinner Butte / Downtown Riverfront Height Code Amendment
3. Multiple-Unit Property Tax Exemption (MUPTEx)

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I. REVISED DDA TERM

Parcel	Minimum (based on 2018 Agency Board approval)	Maximum (based on 2019 Agency Board approval)
Parcel 3a	4 stories ~ 100 units MF or Hotel ~5k sqft retail tuck under/surface pkg 1 floor of office in exchange for units; not on ground floor	5 over 2 ~ 200 units MF or Hotel ~ 10k sqft retail structured parking 1 floor of office in exchange for units; not on ground floor

**Suggested
Revision:
275 MF units**

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2. SKINNER BUTTE / DOWNTOWN RIVERFRONT HEIGHT CODE AMENDMENT

- Currently, maximum building height is limited to 70 feet by two code sections:
 - EC 9.3155 – Downtown Riverfront Special Area Zone
 - EC 9.6715 – Skinner Butte Height Limitation Area
- The proposed project is roughly 100 feet.
- The proposed code amendment would allow for the proposed building.

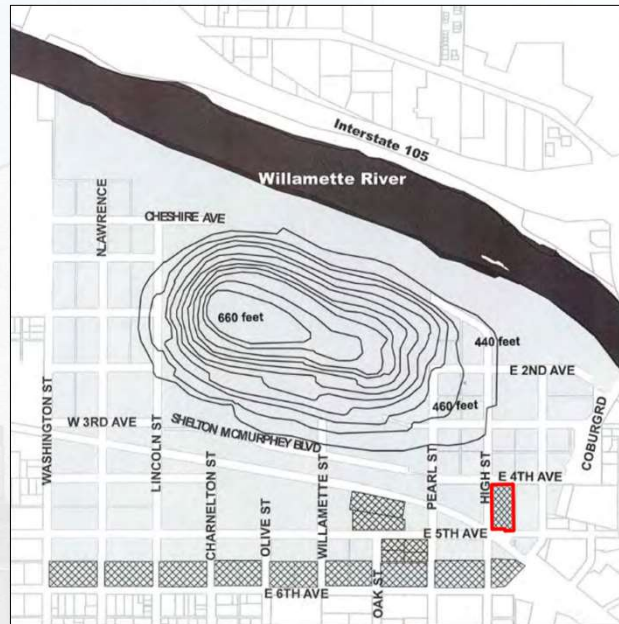


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2. SKINNER BUTTE / DOWNTOWN RIVERFRONT HEIGHT CODE AMENDMENT

- The City of Eugene Community Development Division is the applicant.
- Council held a public hearing on this quasi-judicial proceeding on September 18.
- Planning Commission unanimously recommended approval on August 15.



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RIVERFRONT PARCEL 3A 237 UNITS 7 STORIES MIXED USE

3. MULTIPLE-UNIT PROPERTY TAX EXEMPTION



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MUPTE APPLICATION PROCESS

**Neighborhood
Contact**

**30-Day
Comment
Period**

**Financial
Consultant**

**MUPTE
Review
Panel**

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MUPTE APPLICATION PROCESS



**MUPTE
Review
Panel**

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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

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COMPACT URBAN DEVELOPMENT

Downtown Riverfront Special Area Zone:
No minimum density for Parcel 3A

237 UNITS
(204 / acre)

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LOCAL ECONOMIC IMPACT PLAN

- Requirements:
 - Show >50% of costs toward local professional services and construction firms
 - Applicant estimates 63% to local firms
- Ensure opportunities for Minority, Women, and Emerging Small Businesses
- Comply with wage, tax, and licensing laws

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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: ~ \$1.5M

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GREEN BUILDING FEATURES

HISTORIC & EXISTING HOUSING SENSITIVITY

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
- No impact to historic locales
- No housing was removed for development

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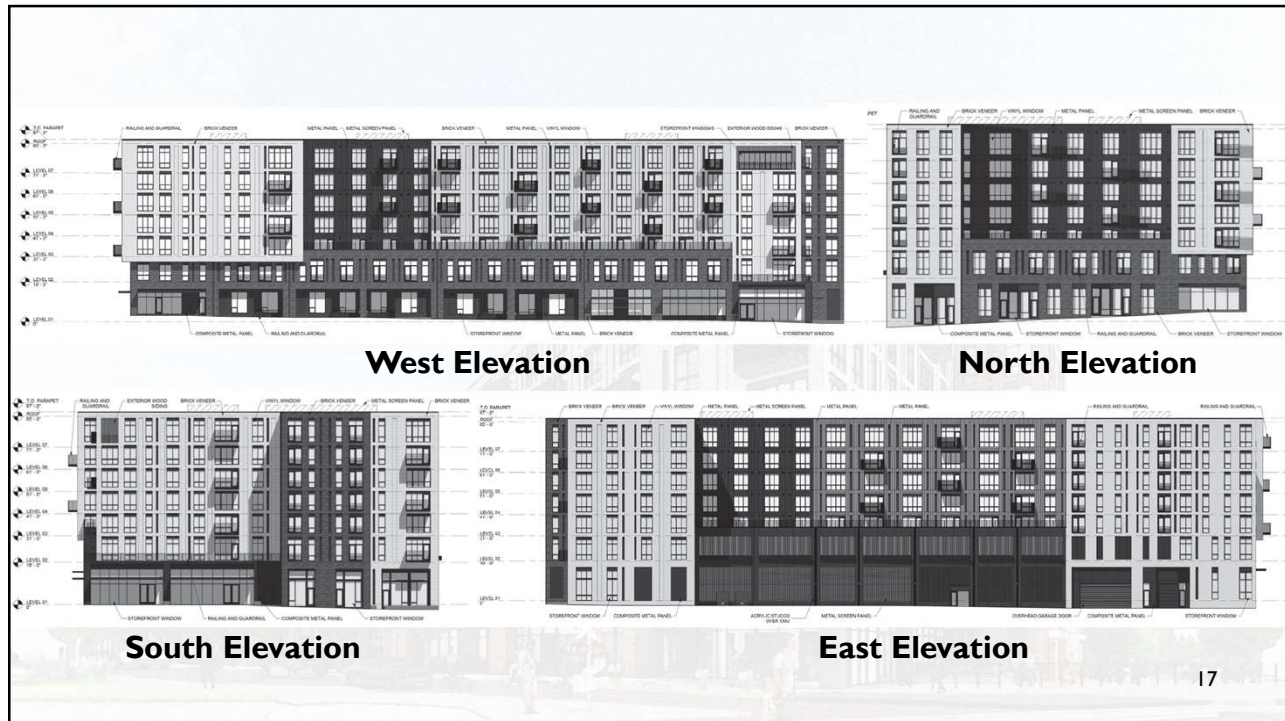
PROJECT DESIGN & COMPATIBILITY



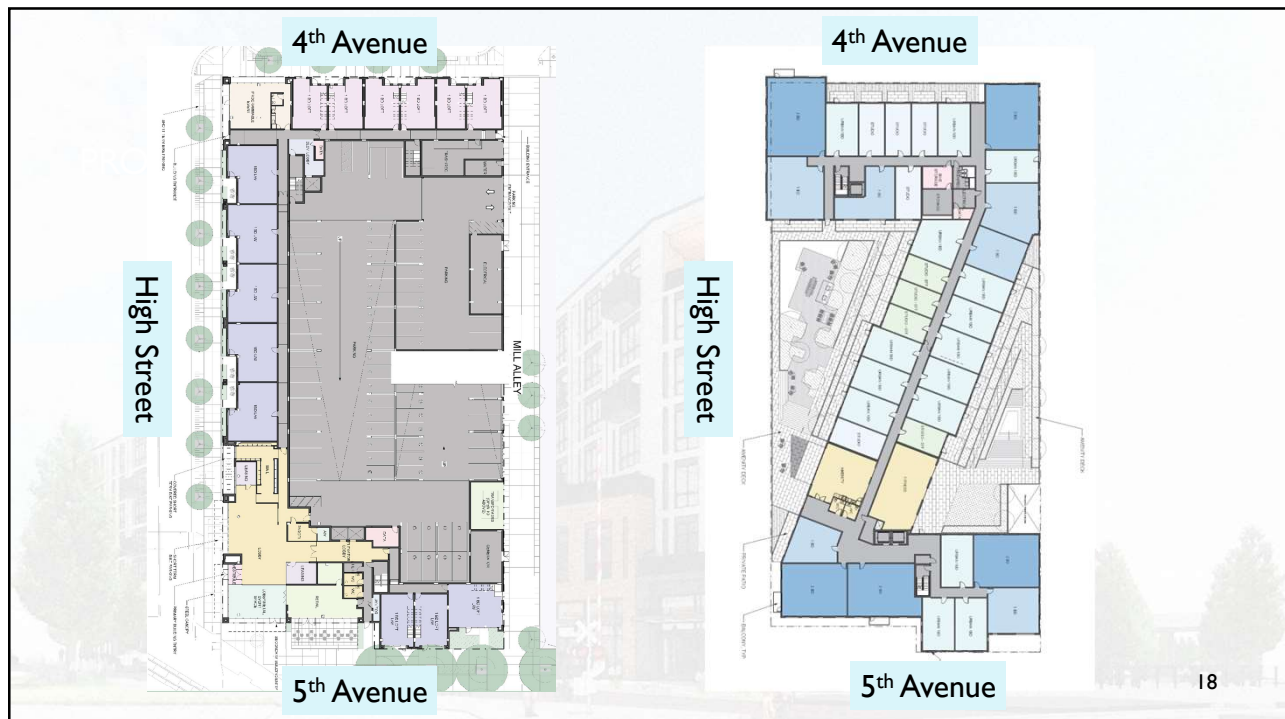
- Scale, form, and quality of buildings
- Relationship to street and surrounding uses
- Mixture of project elements
- Parking and circulation

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PROJECT FINANCIAL NEED

Consultant's Finding: the project would not be financially viable without the benefit of a MUPTe

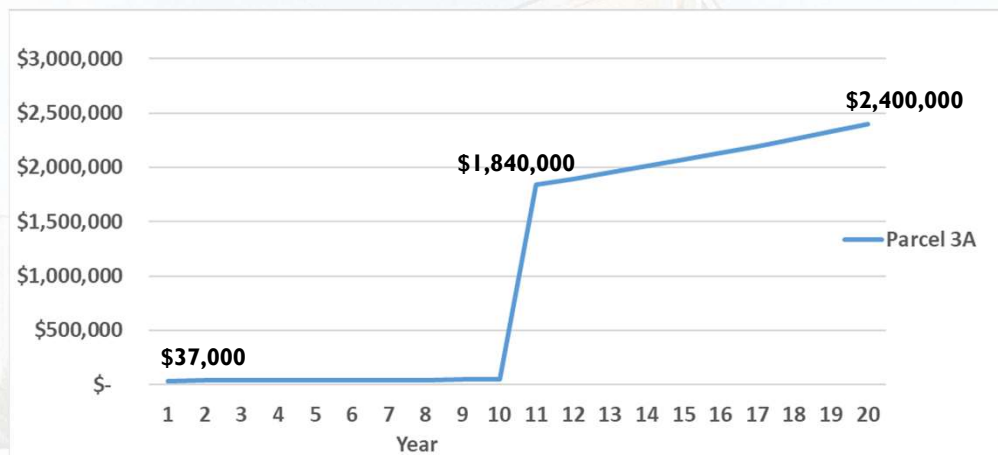
MARKET & FINANCIAL ANALYSIS EUGENE RIVERFRONT DISTRICT PARCEL 3A MIXED-USE PROJECT MUPTe PROGRAM APPLICATION JUNE 2023

Prepared for: City of Eugene, Oregon
Prepared by: PNW Economics, LLC

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PROJECTED TAX REVENUE



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TODAY'S DECISIONS

Agency Board:

1. Revised DDA Term

Council:

2. Skinner Butte / Downtown Riverfront Height Code Amendment
3. Multiple-Unit Property Tax Exemption (MUPTE)

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