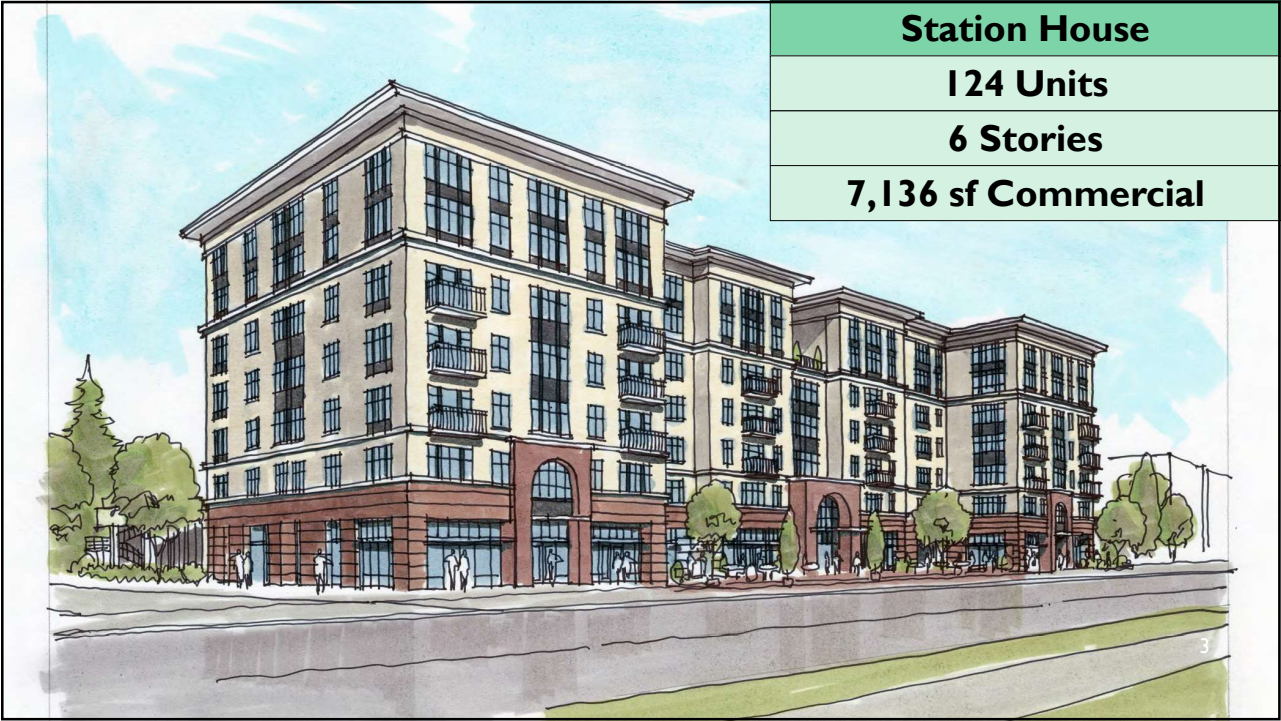




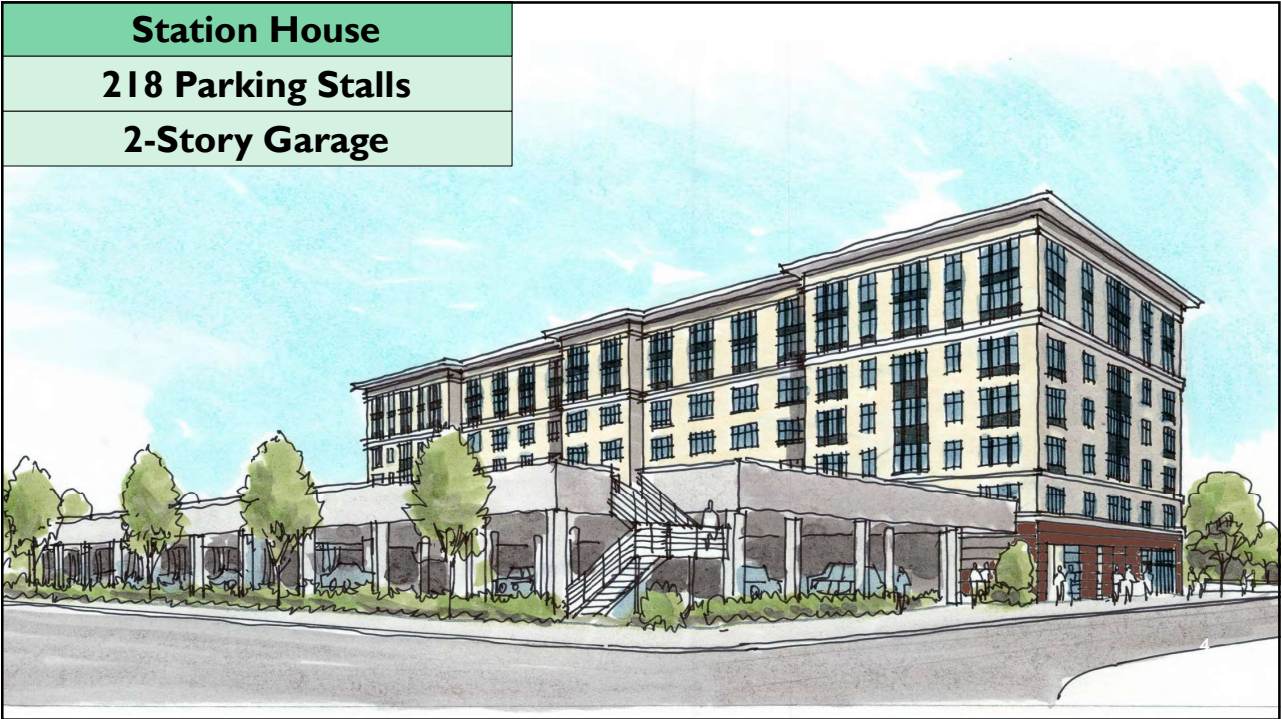
1



2

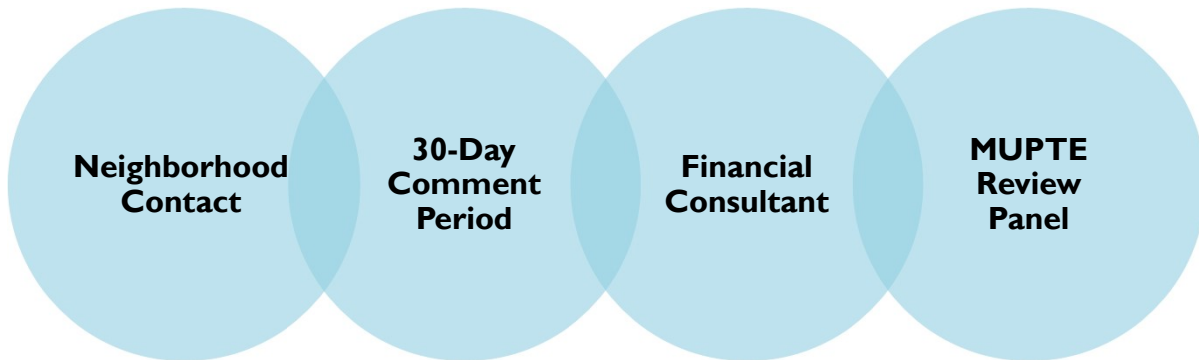


3



4

MUPTE APPLICATION PROCESS



5

5

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

6

6

COMPACT URBAN DEVELOPMENT

C-2 Community Commercial

C-3 Major Commercial

Residential Density Overlay

Transit Oriented Development Overlay

124 UNITS
(57 / acre)

7

7

LOCAL ECONOMIC IMPACT PLAN

- Requirements:
 - Show >50% of costs toward local professional services and construction firms
 - Applicant estimates 75% to local firms
- Ensure opportunities for Minority, Women, and Emerging Small Businesses
- Comply with wage, tax, and licensing laws

8

8

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: ~ \$914,000

9

9

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 historic locales

10

10

PROJECT DESIGN & COMPATIBILITY



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

11

11

PROJECT DESIGN & COMPATIBILITY



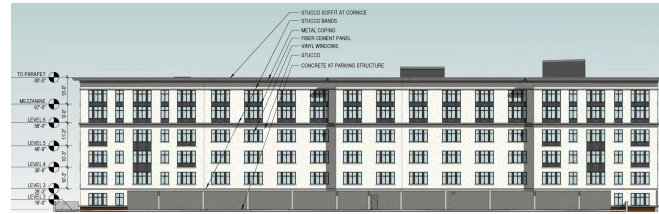
12

12

PROJECT DESIGN AND COMPATIBILITY



West Elevation



North Elevation

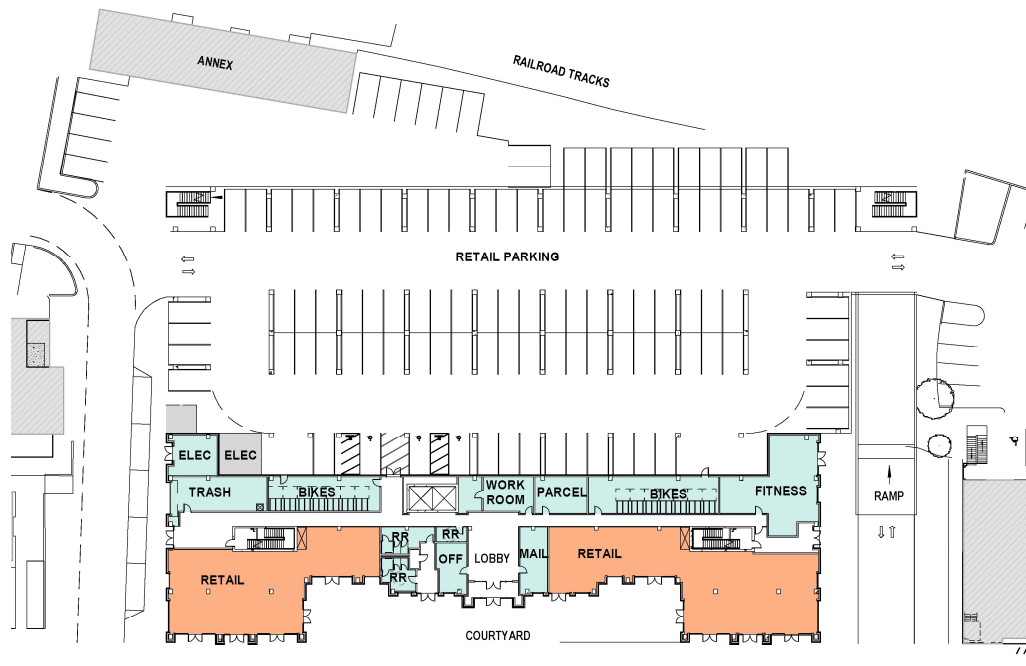


South Elevation

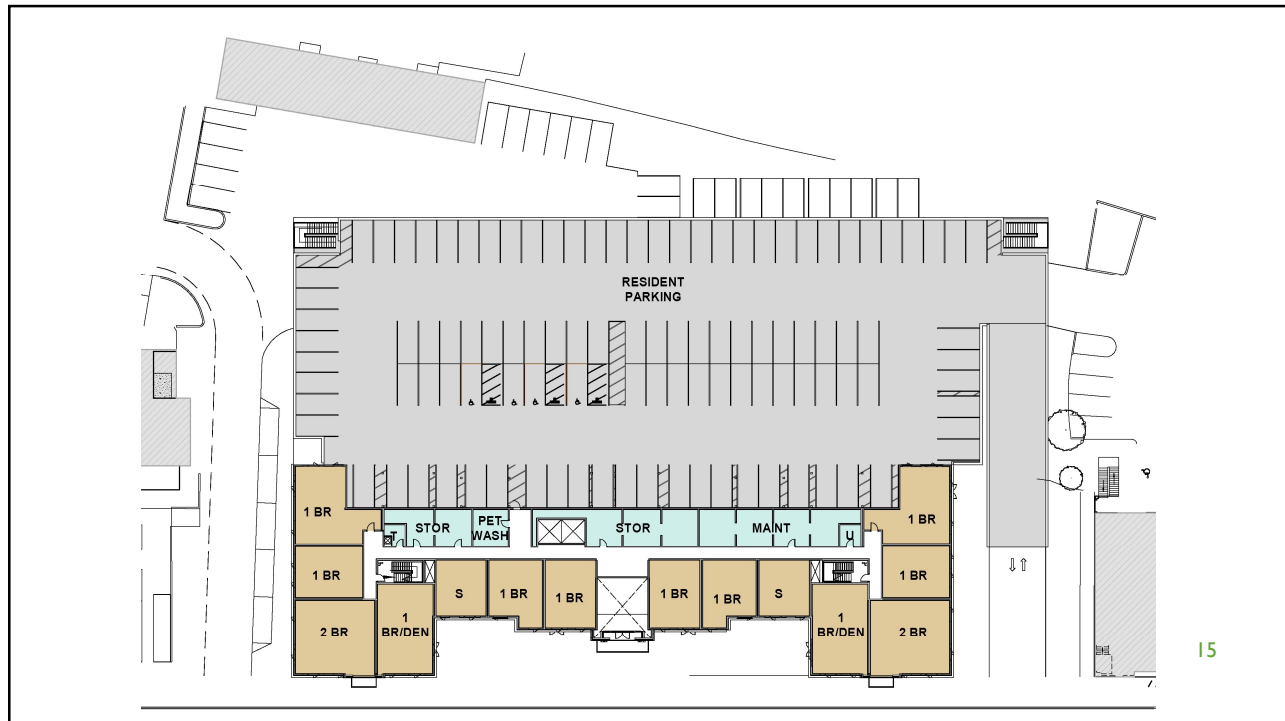


East Elevation

13



14



15

MUPTE REVIEW PANEL RECOMMENDATION

Review Panel Recommendation:

Approve the MUPTE application for a 10-year exemption.

Include residential and commercial improvements and portions of the parking dedicated to residential tenants.

**MUPTE
Review
Panel**

16

16

PROJECT FINANCIAL NEED

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



17

17

PROJECTED TAX REVENUE – STATION HOUSE



18

Estimated total tax exemption: \$9.1M

18

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
Riverfront Parcel 9A	80
Riverfront Parcel 10A	76

Total Units Since 2015: 928 of 1,500 (62% of cap)

Units in Station House: 124

Total Units if Approved: 1,052 of 1,500 (70% of cap)

19

19



TODAY'S DECISIONS

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

20

20