

DRAFT MUPTE CONCEPTS FROM NEIGHBORHOOD INPUT

6/20/2014

The following are draft MUPTE program concepts that are derived from feedback from and discussions with neighborhood representatives. Please note that the concepts have been drafted only for the purpose of continuing MUPTE discussions with the neighborhoods. Generally, the input received expressed a strong desire for more input from the neighborhoods prior to the implementation of MUPTE program changes, and on more involvement from the neighborhoods on a project by project basis once the program is reactivated.

Timing

- On June 23rd, City Council will hold a public hearing on an ordinance extending the suspension of the MUPTE program to provide more time for discussions and input from neighborhoods. The proposed ordinance extends the suspension to November 30, 2014.
- On June 25th, City Council will consider the ordinance.

MUPTE Review Panel

- Establish a balanced panel that includes equal representation from technical interests (architects, lenders, labor etc.) and neighborhoods.
- For example, if the panel is comprised on eight individuals:
 - 4 technical interests
 - 2 standing neighborhood representatives
 - 2 neighborhood representatives from the specific neighborhood in which a proposed MUPTE project is located

Boundary and Planning Process

- Include all seven Envision Eugene corridors in the MUPTE boundary to support consistency with Envision Eugene implementation. However, a MUPTE corridor boundary would not become active (eligible for MUPTE project applications) until area planning focused on transition zones and compatibility is completed with the neighborhoods.
- The Downtown Plan area would be activated first without additional planning, when the proposed extended suspension has been lifted. This area would be subject to the new MUPTE criteria to be approved by City Council.
- For MUPTE boundary areas that have not yet become active (because the desired planning has not been completed), a partnership of property owner/developer/neighborhood could bring forward a specific opportunity site for MUPTE consideration.

MUPTE Criteria

Neighborhood Engagement

- Expanded opportunities for the neighborhood to interact with specific MUPTE projects would be required. These opportunities could include multiple discussions/presentations that occur prior to application, during project design, and prior to the project's start of construction.

- Project specific neighborhood representatives seated on the MUPTE review panel would have the opportunity to voice project specific neighborhood issues and concerns, including additional neighborhood specific public benefits, during the application review process.

Green Building

- Green building standards such as LEED certification and increased energy efficiency should apply to MUPTE projects in all of the boundary areas.

Compact Urban Development

- The proposed minimum density requirements for the proposed MUPTE criteria could be adjusted following area planning based on location and specific neighborhood characteristics.