

**NOBEL FLANNERY Amanda**

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**From:** Rosemary Mulligan <mullymacd@gmail.com>  
**Sent:** Saturday, May 04, 2013 5:32 PM  
**To:** NOBEL FLANNERY Amanda  
**Subject:** MUPTE program

We oppose the MUPTE application for the Hub. We feel the city is getting saturated with apartments.

Tax breaks for potential businesses that have good paying jobs to offer are a better investment for the city.

Dick and Rosemary Mulligan 541-343-5393

## **NOBEL FLANNERY Amanda**

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**From:** Michael Russo <mrusso@uoregon.edu>  
**Sent:** Sunday, May 05, 2013 4:05 PM  
**To:** NOBEL FLANNERY Amanda  
**Subject:** Comments on the MUPTTE for The Hub

Dear Mayor and City Councilors:

I have the following comments on the proposed project.

- First and foremost, the MUPTTE program, with its all-or-nothing approach to giving tax breaks to developers will be amended or discontinued shortly. And thank goodness for that. MUPTTE was ill-conceived and extremely poorly designed.
- Nonetheless, it would be desirable to have this project.
- I assume that the developers of this project realize what a "big ask" this stream of tax breaks is. The project document states "If MUPTTE isn't granted, this project will not be built." Well, what else would we expect them to say? Without a process of recapturing tax breaks if the project's economics turn out to be rosier than appear in their spreadsheets (a near certainty), the City is again—though its own doing—in a poor negotiating position.
- The City should reject the MUPTTE benefits for the project, and then sit down with the developers to try to make the project work. It will be important to provide some face-saving for the developers, perhaps by offering 1 or 2 years worth of tax breaks,
- Rather than providing tax breaks at all, the City should consider working with the developers to create some benefits that make sense to both parties. I have two ideas here:
- First, although the height is at the city limit, perhaps the city might consider a variance to allow for 1 or 2 more stories. This would boost the returns for the developers, and although this would exceed the city's height limit, the project might be sufficiently unique to do so. I understand from a councilor with which I spoke that there may not be support at this point for exceeding the height limit, but it might be worse to lose the project altogether.
- Second, and more preferable in my eyes, is to recognize how this neighborhood will evolve and provide some one-time public funding where it would make sense. Given the prospect of the Northwest Community Credit Union building nearby and other projects, I believe at some point the City will need to build a pedestrian bridge across Broadway/Franklin. Otherwise, a great many highly dangerous crossings will be made daily and also during evening hours. Why not offer to build this bridge in such a way that it offers a direct access (perhaps on the second floor) to the Hub building? This would be a significant amenity with long-lasting benefits to the project's owners and serve the City's interests as well.

I appreciate the opportunity to comment on the project.

Michael V. Russo  
1975 Potter Street  
Eugene, OR 97405

## **NOBEL FLANNERY Amanda**

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**From:** jennifer115@comcast.net  
**Sent:** Monday, May 06, 2013 11:48 AM  
**To:** NOBEL FLANNERY Amanda  
**Subject:** Public Comments on The Hub

Saw your advertisement in The Register-Guard pertaining to public comments regarding yet another tax exemption for a new company.

We are strongly opposed.

As homeowners, we pay our share of taxes which according to the City of Eugene is not enough hence the measure in the current election asking for more money which we cannot afford, could make us and others homeless if this is passed.

We encourage new growth and businesses but feel ALL should pay their taxes to be part of our community. As it stands now, that is not happening and we feel it should. It's the "little guy" getting hurt once again.

Thank you for being the person to receive comments from "the public".

Jennifer Levenson

## NOBEL FLANNERY Amanda

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**From:** Stu Thomas <thomas@uoregon.edu>  
**Sent:** Tuesday, May 07, 2013 4:53 PM  
**To:** NOBEL FLANNERY Amanda  
**Subject:** Re. MUPTE application for The Hub student housing project on East Broadway

The City of Eugene is currently experiencing a terrible budget deficit. So bad that we've been asked to approve a ballot measure to raise money for necessary services.

From the number of "For Rent for Fall" signs, there appears to be a real overabundance of student housing all around the University of Oregon. And one only has to drive through the university neighborhoods to see many more student apartment buildings in the process of being built. And then there's Capstone!

Given all this, how can the City of Eugene even *consider* issuing another property tax exemption for student housing at this time?

Have you all gone completely mad??!!

Sincerely,

Stuart Thomas  
1879 Olive St.  
Eugene, 97401  
541-344-6147

222 E Broadway # 210  
Eugene, OR 97401  
May 6, 2013

Amanda Nobel Flannery  
City of Eugene Planning & Development Dept.  
99 W 10th Ave  
Eugene, OR 97401

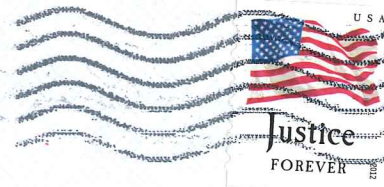
Dear Madam:

I am writing you in regards to a proposed apartment building at 505 East Broadway. I believe the time has come to discontinue the ten year property tax exemption. There has been several similar units constructed or approved around town namely The Pearl at 16th and Pearl, the Capstone project at 12th and Willamette, one proposed for 13th and Patterson (at site of Eugene Flower Home) one behind the Original Pancake House. Increase in the enrollment at the U of O requires more housing but there are several to the east of the main campus. It appears that many of these developments did not provide many jobs for local workers. It is possible the land tax on such developments would not be enough in return for city services they require. Taxpayers are on overload and need some consideration.

Very truly yours,  
*Irene H. Fee*  
Irene H Fee

Ms. Irene H. Fee  
222 E Broadway Apt 210  
Eugene, OR 97401-8702

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*Amanda Nobel Flannery  
City of Eugene Planning & Develop. Dept.  
99 W. 10th Ave  
Eugene, OR 97401*

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BUILDING & PERMIT SVCS

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## **NOBEL FLANNERY Amanda**

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**From:** Camilla Pratt <camillapratt@live.com>  
**Sent:** Wednesday, May 08, 2013 10:35 AM  
**To:** NOBEL FLANNERY Amanda; \*Eugene Mayor, City Council, and City Manager  
**Subject:** The Hub

### Regarding the proposed building of The Hub at 505 East Broadway

Amanda Nobel Flannery, Mayor Kitty Piercy and Members of Eugene City Council:

When I arrived in Eugene forty-seven years ago, Yapoah Terrace was a new reality. I was amazed at the incongruity of size and location. Now, almost 5 decades later, steadily growing trees and other plants have softened the effect, but it remains an eyesore and severely sun-shadows properties north of it.

As for the location of a 12-story building at 505 East Broadway on a relatively small footprint, the effect would be even more disconnected with the surrounding landscape.

If its intended purpose is student housing, pedestrian safety will always be a huge problem given the configuration of East Broadway/Franklin Boulevard traffic at this location. This would be the wrong side of the street in that regard.

In my view, a building of this height in this location would be a monument to:

- 1) the greed of some developer/builder; and
- 2) our City's lack of discernment about what is appropriate in terms of scale and function.

However, the bottom line is: City of Eugene residents cannot afford future MUPTE tax subsidies.

Camilla Pratt  
120 Westbrook Way  
Eugene