

## Highlights of the DDA

The City of Eugene's Urban Renewal Agency and Williams/Dame & Associates (WDA) signed a Disposition and Development Agreement (DDA) for the redevelopment of Eugene's Downtown Riverfront.

The DDA includes the concept plan and terms approved by the Eugene City Council (acting as the Agency Board) in July 2018 that were shared with the community prior to Council approval.

Over the next year, the City will be working with WDA to move the concept plan forward. Several of the steps, including code amendments, budget authorization, Multi-Unit Property Tax Exemption consideration, and Local Improvement District (LID), will require action by Council and provide a number of opportunities for public input.

**Purchase & Cost:** WDA is purchasing approximately 8 acres of unimproved land at \$7.95 per square foot or \$2.7 million. In addition, WDA will lease, for fair market value, two parcels for future commercial and restaurant space.

**Concept Plan:** The concept plan includes a mix of market rate and affordable housing, commercial businesses, a restaurant(s), open space, and a hotel - all of which would complement the new Downtown Riverfront Park and plaza.

- The plan adds upwards of 360 units of housing to the downtown core and creates a 20-minute neighborhood for community members.
- WDA is purchasing the affordable housing parcel for fair market value to build no fewer than 75 affordable housing units. These units will have rents affordable for households at or below 60% of the area median income in perpetuity. WDA plans to partner with an affordable housing provider for the development.
- WDA will construct and operate a new open space area under the viaduct that will be open to the public.
- The City is in the process of finalizing the design of the 3-acre Riverfront Park and 1-acre park plaza that it will build and operate.

**Design:** The City will work together with WDA to set a standard for high quality building design.

**Infrastructure:** WDA and the City will split the cost of City-owned infrastructure beginning with demolition and including streets and utilities.

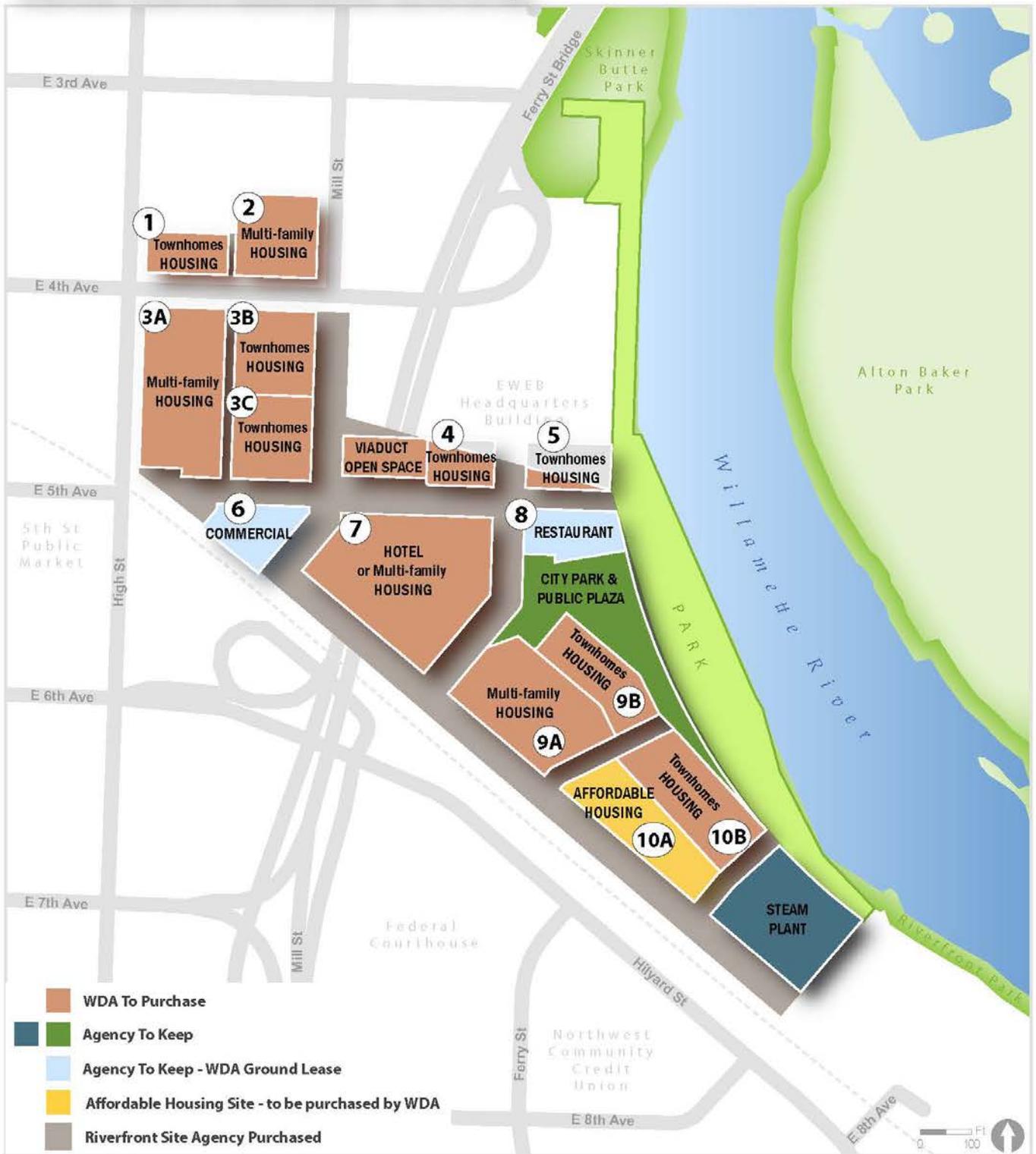
**Timing:** The DDA includes a schedule and timing expectations for redevelopment of the Downtown Riverfront. The City (acting as the Agency) will have the right to repurchase parcels if construction on them doesn't start within the mutually agreed to periods of time.

## Next steps for DDA & adjacent properties

- Site preparation and demolition work, including riparian enhancement, is expected to start this spring.
- Park and infrastructure construction is planned to start in the spring of 2020, and be finished by spring of 2021. This includes the park paths, landscape, viewing points, infrastructure, utilities, and roads. Construction of the buildings on the northerly end of the site would also begin during this time. More information can be found at the Downtown Riverfront Park website - <https://www.eugene-or.gov/3917/Downtown-Riverfront-Park>.
- The 10-crossings in the railroad Quiet Zone project are planned for construction in 2020, two of which are adjacent to the Downtown Riverfront redevelopment (8th/Hilyard and 5th/High). More information can be found at the Quiet Zone website (<https://www.eugene-or.gov/2920/RRQZ---Railroad-Quiet-Zone>).
- Following a Request for Qualifications process, a local development team, led by Mark Miksis, of deChase Miksis, and Mark Frohnmayer, of Arcimoto, is preparing a proposal for the Steam Plant redevelopment. The team will share their vision with the community and collect feedback before the Agency Board reviews the concept this spring. An online survey launches January 23 and an outreach event is scheduled for February 7<sup>th</sup> in the EWEB Community Room from 4-7pm - <http://eugene-or.gov/steamplant>

# Highlights of the DDA

## Downtown Riverfront Redevelopment Site Parcel Map



Caution: This map is based on imprecise source data, subject to change, and for general reference only.

