

Portland Planning and Sustainability Commission

Tuesday, December 15, 2015

5:00 p.m.

Meeting Minutes

Commissioners Present: Jeff Bachrach, André Baugh, Mike Houck, Michelle Rudd (left at 7:25 p.m.), Katherine Schultz, Howard Shapiro (left at 7:25 p.m.), Chris Smith, Teresa St Martin, Maggie Tallmadge

Commissioners Absent: Gary Oxman, [1 open position]

City Staff Presenting: Joe Zehnder, John Cole, Tom Armstrong, Karl Arruda (PBOT), Dee Walker (PBOT), Bob Keita (OMF)

Chair Baugh called the meeting to order at 5:03 p.m. and gave an overview of the agenda.

Items of Interest from Commissioners

- *Commissioner Houck* recognized Terry Moore, who formerly served as staff to the Planning Commission, and is being honored at this time, posthumously by Washington County at the 17th Annual Harold M. Haynes Citizen Involvement Award honoring outstanding leadership in engaging community members in civic affairs. On a personal note, I testified before the PC on many occasions, and Terry would actually contact me and make suggestions after meetings about how I could present myself before the commission better, and I could call her and ask her for advice about upcoming agendas. He handed out a description of her service in Portland and the region, including having served on Metro Council.
- *Commissioner St Martin* noted the Advisory Committee for the infill residential project is going strong. There is a big charrette being planned for January.
- *Chair Baugh* thanked *Commissioner Shapiro* for his great service on the PSC – tonight is his last meeting. He has been a great mentor for the Commission and the City. He has a common-sense approach to some of the complex issues we see at the Commission, and he has helped make us feel and look into the future about how we think about our work and the effect on the citizens of the future.
 - *Commissioner Shapiro* noted that public service is a real honor. We are working on developing and planning for the common good, for the present and the future. It has been a joy working with the Commission.
 - Joe thanked *Commissioner Shapiro* for all the work he's done with and for the bureau, particularly for his work on the CIC.

Director's Report

Joe Zehnder

- Follow-up from Lombard St vacation and PSC's interest in including a tree mitigation plan in the recommendation: Tree mitigation plans are reviewed during the permitting process. This project will trigger a PBOT public works project for street improvements and also a building permit. Once this happens, Urban Forestry Commission will review the project and provide detailed comments on tree planting requirements and any proposed tree mitigation.
- This is the last meeting for the PSC for the year. Happy holidays. The first meeting of 2016 will be on January 12.

Documents and Presentations for today's meeting

Written testimony submitted for today's projects

R/W #7790, SE Grand Ave

Hearing / Recommendation: Karl Arruda

Karl provided background about the street vacation on SE Grand Ave between Tacoma St and Spokane St, right next to the Sellwood Bridge. It was initiated by the adjacent property owner. This piece of Grand is 80 feet wide. Based on discussions with City staff in 2014, PBOT asked the petitioner to include a retaining wall along SE Grand and to make sure it excluded the BES stormwater facility next to the wall. We also asked her to modify the proposal to make sure it avoids the newly-constructed bike/pedestrian ramps on Tacoma to connect the new Sellwood Bridge ROW to Grand. The current vacation proposal meets all these requests.

Commissioner Smith asked if the final state of the bike/pedestrian bridge to the bridge is what we have on the ground now.

- Yes, staff reviewed and confirmed the bridge's final plans and these are the ramps.

Chair Baugh: Parking on the street remains?

- This may not be officially-authorized street parking. It won't be affected by the street vacation, but this may change based on a PBOT review.

Testimony

1. Peter Finley Fry: The street is fully improved with a sidewalk on the west side. There are remnant properties on Tacoma based on the construction of the Sellwood Bridge. Thank you to PBOT right-of-way (ROW) staff and various jurisdictions for their cooperation on this request. The City doesn't want to maintain this strip, so on the north side of Tacoma, we're trying to get scrap pieces to add to the property and redevelop. It seems so small, but it's been a complicated process.

Discussion

Commissioner Houck noted the only opposition was from the SMILE neighborhood that asked if we could wait to see what happens in the future.

- SMILE actually has revised their position, and the board voted not to oppose the vacation request.
- They have been partners with the County in this project, so we've been sensitive to the neighborhood.

Commissioner Smith noted testimony from Michael Hayes and his comment about the possibility for better bike/pedestrian connections on the other side of the bridge.

There was no discussion about potentially asking for a sidewalk on the east side of the street during conversations. This would require tearing up the retaining wall, so there would be no requirement for a sidewalk on that side of the street.

Chair Baugh closed testimony.

Motion

Commissioner Bachrach moved to approve R/W #7790 as stated in the staff report. *Commissioner Houck* seconded.

(Y9 – Bachrach, Baugh, Houck, Rudd, Schultz, Shapiro, Smith, St Martin, Tallmadge)

R/W #8030, SE Harrison St east of SE 3rd Ave

Hearing / Recommendation: Karl Arruda, Bob Keita

This street vacation request was initiated by OMF, who owns the property just north of this vacation request. It's unpaved and dead-ends at MLK Blvd. BES notified PBOT that they would want an easement to protect several storm pipes and facilities on the eastern edge where the property abuts MLK. PGE asked for an easement for powerlines that clip a piece of Harrison St in that area. PBOT engineering asked to close off the street so if the vacation was approved, there would need to be a sidewalk corridor to close of SE Harrison St. The walkway is just outside of this area and is not affected by the vacation. OMF is pursuing this with development plans in mind. If their development plans don't pan out, they would still want to pursue this property to add to the current property.

Commissioner Rudd noted the letter from the neighboring property owner about access concerns. Also I wanted to check about parking and the Comp Plan policies about preserving parking.

- In terms of access, the vacation does not border the property with this in question. When we look at developing the property, we will be sure to maintain the access that's necessary for the property. The City will create buffers but we don't do easements on our own properties.
- We have talked about the parking issue, and it's possible to restripe a portion of 3rd Ave to provide more parking here.
- We could grant an easement to the abutting property owner, but we'd want it to be very restrictive so the City doesn't lose too much of our own property interest. If we lose 10 feet, that would hurt our development. We'd have a sunset clause if the building were ever demolished.

Commissioner Smith: My understanding is that this property has been designated as a possible relocation site for R2D2.

- Yes, we're working on this but don't have formal agreements in place. There is a level of improvement needed to accommodate this use. There will be some built structures like restrooms and showers for sanitation purposes for a camp-ground.

Chair Baugh asked about the access for the adjacent neighbor's delivery trucks. How much will be required for trucks to get into his property?

- The access is for the entrance door and pathways for emergency access. It is just for pedestrian and emergency exit access.

Commissioner Schultz noted there are hazardous materials being brought to and going from the adjacent property. If we're only providing pedestrian access, does the Fire Bureau have concerns?

- They have not required any special access to the property. Restricted access is something we can work on to meet fire/life safety for both the building and residents of the site.

Joe noted that in our research about permitting we found that the egress requirement is for the emergency door. Also, as a reminder, the PSC is looking at the vacation as shown. There is an adjacent City-owned property. The other issues are important, but the heart of the matter is the street vacation.

Commissioners Schultz asked about truck access and if they use Harrison to get chemicals into the building today. If they do, when we cut this off, how would they deliver?

- They use the proposed vacation site to access the building and deliver the chemicals in a liquid state via a hose. If vacated, they'll have to have access on the other side of the building and will have to buy the chemicals in crystal form instead of liquid form, then transport these in drums across the warehouse.

Commissioner Shapiro asked about the chemical fumes.

- We don't have this information directly. Air quality has been tested, and it's been ok'd. But inside the plant on a walk-through was difficult for staff to breathe.
- We did air quality testing, and it came in that people would be safe in a residential setting.
- The company does have required permitting from DEQ.

Testimony

1. Susan Keil, OMSI: OMSI's priorities are to provide a safe, vibrant and engaging place for our visitors. WE have met with the Mayor to consider the transitional camp proposal, and we oppose this proposal and the vacation because they are counter-productive. There has been disregard for transparency in this process. The camp will negatively affect public safety, particularly the closure of SE Harrison next to East Side Plating because Harrison is their emergency route. *See written comments.*
 - a. Commissioner Smith: I frequently bike the Springwater Corridor. It seems like activities of homeless individuals is different than in developed camps. Also, there is heavy rail between the site and OMSI, so would the camp really impact OMSI?
 - b. My understanding is R2D2 wants this full property and an additional sliver. We've seen more homeless camping in the area, and based on what we have seen already, it is not beneficial to OMSI.
2. PJ D'Amico, The Buck Foundation: Denver resident. We're zoning humans outside of existence through the country. What you have done in Portland is to create a dignified pathway for existence. Egress questions are important, but citizens are more than important. We are looking at the work Portland has done to create a place for our indigent communities.
3. Tricia Reed: Member of R2D2 and Right to Survive. If we can't go to this location, I don't know where we can go. We have to vacate our current property in less than 9 months, and we are running out of critical time.
 - a. Commissioner Smith asked about how R2D2 feels about being next to the commercial chemical business.
 - b. We were initially concerned, but we have seen the reports and are confident with them.
4. Leo Rhodes: One of the first owners of R2D2 and homeless advocate. Since we started, 295 people have gotten housing; many social services provided for homeless people. I am a success story from R2D2, which they say can't happen to homeless people. There are lots of people out there right now.
5. Peter Finley Fry: Vice Chair of CEIC land use committee. The issue before the PSC is the City's release of public ROW. Why do we need to do this now? By moving R2D2 here, City Council wants to implement something not allowed in industrial zoning. The ROW can't legally be vacated for this illegal use.
6. Debbie Kitchin, CEIC: We participated for over 2 years with an Advisory Committee for the SE Quadrant Plan. A key objective was to retain the industrial sanctuary and rights of industrial businesses in the Central Eastside (CES). East Side Plating is working to make improvements and keep in business. The property being vacated should be used for an employment use only. *See written comments.*
7. Kat Schon: Business owner in the CES. The bigger picture is that I think it's ridiculous to try to provide housing here. There are many other more humane living environments instead of putting them in an industrial area.

8. Ibrahim Mubarak: Founder of Right to Survive and R2D2. Homeless advocate. I'm appalled by the lack of interest of citizens about houseless people. Where do we go? Where can we go to be productive again? We have had many successes at R2D2. *See written testimony*, which is the code of conduct for R2D2 members.
9. Keiki Alexandra: Documentary filmmaker and member of R2D2. What you don't see is people talking about what they've lost but they don't have a place to stay. Why wouldn't you give us the land to help others have a safe place to stay? People come to us for information and guidance. But when people say bad things about the houseless community, they don't see the day-to-day life. I don't see what the purpose of not giving the land to R2D2 is. I do want to see proof that the land is safe though.
 - a. *Commissioner Schultz* thanked Keiki for the comments about houselessness. I am concerned that we are proposing putting residential area near a hazardous industrial building.
 - i. You have workers in the building and a school nearby. That concern should be addressed for the full community, not just for the houseless community.
 - b. *Commissioner Tallmadge* asked that part of the benefit of R2D2 where it is now is access to social services. I'm concerned if there are any located in CES. Would this move hinder access to services?
 - i. Each time we looked at land close to social services, it got sold. This is the closest property to services we have found. It's close to transit too.
 - c. *Chair Baugh*: Do you enter into Good Neighbor Agreements so you and the surrounding neighbors can understand how you can work together if there are problems?
 - i. Yes.
10. Gary Rehnberg, East Side Plating: The biggest thing I do is care for 40 employees and their safety. We've been operating at this site for 70 years. All our facilities are in SE Portland. We support 600 different NW manufacturers. The first thing the permit from BDS says is that the south portion of the building is moving to an H4 permit, which requires a higher safety standard. The permit required a hazard level that is approved for life safety.
11. Jeremy Horn, East Side Plating: Technical director and engineer. Our processes use various types of chemicals. Process rinse-water is treated and shipped off-site for disposal.
12. Scott Hendricksen, East Side Plating: With chemical handling, we use a bulk delivery system via the Harrison St entrance. If we can't use this, we'd lose our tank and would have to switch our delivery method, which would require more frequent deliveries via drums and hand-moving by staff. We are a high-hazard H4 facility. If there were a fire or large chemical spill, we'd need to evacuate and isolate around the site up to 300 feet, depending on the type of chemical, so the vacation request would be included in that evacuation zone.

Commissioner Tallmadge asked about the wastewater treatment on-site.

- The wastewater treatment room is the lower side (bottom triangle) of the site. Everything gets pumped directly out of there.

Commissioner Bachrach: Are there agreements with ODOT to use SE Harrison? Our criteria for street vacations is narrow. Has the City talked to you about the potential for the R2D2 site? Assuming Council goes forward with R2D2 here, is there a way to configure that use and compromise to not totally interrupt your business?

- ODOT has noted if there is freeway put in, it will be elevated (e.g. in 2010 the viaduct). The only potential there is for stormwater management. ODOT assurances have all been verbal.
- Discussion about the R2D2 site has been first through a reporter. We've had nothing from the City about the use for the site.

- I'm concerned about protecting life and safety, not adding costs for my business and continue to serve customers while respecting the zoning system. So I'm opposed to the vacation and the use.

Commissioner Shapiro asked about reconfiguration of hoses and delivery of chemicals. Does that create a larger concern for exposure?

- There would be lots more hand transport within and around the facility. The connections and hoses that deliver currently are safe.

Commissioner Smith: My understanding is you want to deliver via the south side of the building. Can you create a piping system that would allow a vehicle on 3rd to get within 50 feet to deliver this way?

- We're looking at cutting through walls to make access-ways with these changes. It can be done, but physically doing it is a challenge.

Commissioner Tallmadge noted spillage is a concern. What's the likelihood of an explosion?

- We don't have flammable materials, but we have corrosive materials that can fume.

13. Tracy Finck, East Side Plating: Plant manager. Responsible for employees. I work with local emergency organizations to keep safe, and we regularly practice emergency plans. Our primary evacuation route is via the ROW location to the south of the facility. I worry about additional foot traffic around the facility.

14. Linda Crossen, East Side Plating: 43 year employee. I realize the homeless need a location, but the site by our building is not the right place for them to live. Safety is my main concern. I'm also worried about losing customers if they lose access to the building.

15. Michael Summers: R2D2. Homeless people need a place to get safe sleep and services, which is what Ibrahim envisioned. When I was working, I worked for a metal extrusion plant in the fabrication department with no respiratory or ill effects. The only thing I worry about for siting R2D2 here would be a spill or leak. Please give consideration to the move.

16. Benjamin Donlon: Visiting from Denver and works for a homeless advocacy group for decriminalization of homeless. The scope of today's meeting is about the street vacation, but I wonder when the City bought the land from the State, I wonder why this was suggested as a viable location for a homeless camp. Please pass the street vacation under the suggestion that the siting of R2D2 is a further discussion.

Chair Baugh closed testimony.

Discussion

Commissioner Rudd asked about the distinction between the land use process and this vacation process. There is the potential for an easement, but what about the hose that's crossing the property?

- A preliminary letter was issued by BDS saying a campsite can be sited here. But we have not yet applied for permit. If we want this for the site, we'll have to apply for development permits.
- The hose crossing the property can be a discussion as well.

Commissioner Tallmadge: Through development process is there any health criteria considered?

- We don't yet know what criteria would be involved. We did environmental testing (soil samples and known DEQ searches, issues) and it passed. In Phase 2 of the testing, there were minor issues in the topsoil that we can mitigate by capping the property.

Commissioner Bachrach asked about community services in an industrial zone.

- According to the use table, it's a conditional use. However, we need to check in with BDS about the current interpretation for a campground. This would be focused on adequacy of services and impact on adjacent businesses.

A Good Neighbor Agreement is being addressed in working with R2D2.

- *Chair Baugh*: The City, Portland Streetcar, adjacent property owner and surrounding neighborhood need to be involved.

Commissioner Houck doesn't necessarily agree that it's not in the PSC's purview over street vacations is limited to the "letter of the law." The PSC, during its initial retreat, made a conscious decision to be proactive and engage in advocacy. We have the ability to look more broadly at issues like this.

Commissioner Tallmadge: Based on the housing state of emergency, what effect does this have on siting R2D2?

- The ability to allow housing uses on City-owned property is a provision. Community service use is how R2D2 downtown is how it's been permitted.

Commissioner Schultz: The proposed vacation is currently being used on a regular basis to support a facility. Just because it's unimproved doesn't mean it's not being used for transportation purposes.

- It's not a through street or part of PBOT's transportation plan to use this piece for general transportation uses. Since there is other street access to the plating company, the vacation wouldn't rise to be an issue in this type of review.
- An issue with this site is that East Side Plating is not immediately adjacent to Harrison St. If the property was touching the street, the property owner could object to the City's proposal to vacate.

Commissioner Rudd noted Comp Plan policies about protecting property. There is a transportation function there for the City, even though it's not directly adjacent.

Chair Baugh asked about an egress for the truck delivery. If it hurts the business by vacating Harrison St, I have an issue with this. So I'm trying to think about how the City can ensure he has access without having to spend more money to do business in the same location. It's the truck component I'm concerned about.

- Regarding the easement, we'd work with the building owner to make sure he meets code and not have to do improvements to create the buffer. As we do site development with plans and permits, we will work with the adjacent owner to have as little impact on his site as possible.

Joe: In the conditional use criteria and land use table, it shows community service use in IG is conditional. In industrial lands, it cannot have significant adverse effects on truck and freight movement or alter the area. There is a whole separate process about the use of the land that will be judged on these policies. The street vacation criteria is about transportation purposes and parking.

Commissioner St Martin noted we have industrial land to protect, help local businesses grow and survive. On the other hand, we have a community that needs a place to live, but I have a concern about safety in this area. When people said we trust this will be a safe place, but if we have to cap some of the toxic land, that is questionable to me. Even to approve the vacation and then not have R2D2 move here, we've created a time sink.

Motion

Commissioner Smith has followed the R2D2 site and re-siting process. To the PSC's specific role, it's clear there has been an access and transportation function for this proposed vacation land. I move to approve the street vacation with the condition that the vacation provides access for liquid chemical deliveries at south end of the property. We should encourage City Council to have a full public process about the use of the land, discussion about life-safety issues and seek Good Neighbor. *Commissioner Houck* seconded.

Commissioner Bachrach agrees with the motion. If we're trying to influence City Council, we should focus our priorities. We should focus on the transportation piece since that might not be on the minds of Council. I'd like to amend to respect the transportation access this business has. Add a provision to provide compensation to the business if access is reconfigured and disrupted.

Commissioner Tallmadge would rather use compensation to house people over compensating the business.

Commissioner Bachrach: Housing is a community need, but to put an extra burden on a small business isn't fair.

Commissioner Houck agrees, but I'm not sure if putting the word compensation is what we're intending. But, we do want to address impacts on the adjacent business.

Commissioner Rudd heard that truck access could not be preserved with the vacation. I would agree about the burden issue – that it's about the community.

Commissioner Shapiro noted the comments about Portland caring about homeless in our community. There is a time and place for everything and the sensibility for locations for different needs.

Commissioner Houck: I agree with Benjamin from Denver who testified that there are two big issues, one being the vacation the other being the use. We can go forward with the vacation, but there needs to be more discussion about what the use ultimately is.

Chair Baugh: We do have a responsibility to promote and preserve businesses. And we have to provide housing. R2D2 here is not a permanent solution.

(Y4 – Baugh, Houck, Smith, Tallmadge / N5 – Bachrach, Rudd, Schultz, Shapiro, St Martin)

Commissioner Bachrach moved to deny the street vacation because there is an existing transportation / access use. If Council chooses another path and approves the vacation, the PSC recommends that existing access needs to be protected and the vacation provide access for liquid chemical deliveries at south end of the property or another similar way; and City Council should have a full public process about the use of the land, discussion about life-safety issues and a seek Good Neighbor Agreement. *Commissioner Schultz* seconded.

Commissioner Smith: I appreciate the spirit, but I want to vote yes in keeping the process for the rest area moving forward. A positive motion likely will better protect the business.

Chair Baugh: The street vacation is not necessarily the issue people are thinking about. A “no” vote sends the message that the PSC doesn't care, but that is certainly not the message we want to send.

(Y6 – Bachrach, Rudd, Schultz, Shapiro, St Martin, Tallmadge / N3 – Baugh, Houck, Smith)

Task 5 – Campus Institutions Zoning Project

Hearing: Tom Armstrong, John Cole

Commissioner Rudd recused herself from this agenda item.

Presentation

Tom and John presented the overview as a reminder of the information they presented at the PSC meeting last month.

Testimony

1. Michael Robinson, Providence: We appreciate the time and professionalism of staff on this project. We think there are lots of things that are right, but we are concerned about the early termination of our CUMP. This part of the proposal should be amended so we can keep our property right through 2022. Transportation Demand Management is another question we have. We are concerned about being locked into a new TDM without knowing what it will entail, so we don't think a new TDM should be required. *See written testimony.*
2. Jim Kuffner, UP: Conforming uses: we believe all buildings under the current Master Plan should not be designated as non-conforming. Expiration date: the neighborhood association worked with us to produce a Master Plan that was given a life until 2023, and we don't want to give up 3 years and extension rights. Also, a traffic study was included in our Master Plan, and we're not sure what PBOT is looking at in a new TDM. *See written testimony.*

Regarding work with PBOT, we are required to meet biannually with PBOT to review the transportation plan. We haven't seen how the TDM measures will be implemented. We have a good, effective TDM model right now, so we think this should be the base for any new TDM. Also, once there is requirement for a new TDM, we want to see what's required exactly, but we haven't had that yet. My understanding is that City staff will be setting up a meeting with institutions and PBOT to review this soon.

3. Brad Perkins, N/NE Business Assn: At the Emanuel Hospital site, there are 3 blocks in particular where we're talking about providing land for permanent housing. We can offer space for 180 housing units that can include housing and retail as well. Three blocks should not be zoned as IR but MU3 instead so the community can push for housing here. *See written testimony.*

Commissioner Tallmadge asked about the housing option. Are there plans or negotiations underway?

- It will take action of the PSC first. I don't imagine Emanuel on their own would create the community and housing we're talking about. They do not have a plan for these blocks.

Commissioner Smith: The TDM components of the Comp Plan are still very much under consideration and review.

The existing CUMPs have extension provisions that would be lost if they get cut off with a prescribed 2020 end date. We're concerned about the implications about the included Good Neighbor Agreements included too.

4. Karen Karlsson, NWDA: We worked to coordinate initial response with Legacy Good Sam. Don't include Good Sam in the CIZUP. The current regulatory construct has worked well for NW Good Sam, allows for growth in the current Master Plan. Current allowed FAR is 3.78:1, which is greater than what will be allowed in the proposal. Good Sam campus is unique compared to other campuses. We would be better served to create a sub-district of the NW District Plan. We remain committed to working to find a solution. *See written testimony.*
5. Dixie Johnston: When the process first started (we live across from L&C), we had just been through the CUMP process, which was messy. There was a great desire to change the process. But in looking at different Master Plans and in other cities, we thought perhaps what we have here isn't so bad after all. One size does not fit all; each campus is unique. The Comp Plan testimony we've heard includes concern about commercial on campus edges. Clean energy biomatter is not defined in this proposal, and we don't know how that will affect Comp Plan language. *See written testimony.*
6. Thomas Karaki, UPNA: Part of the group reviewing the UP Master Plan. No one on the advisory group is in favor of the current proposal. We had over 300 neighbors involved in the creation of the UP Master Plan. We want to see the CUMP have its full life. You should allow conditional

uses or require that because universities are public benefit corporations that you require them to return to neighbors to review Master Plans. *See written testimony.*

7. David Johnston: Have been through many CUMPs over 20 years. They are terribly complex and difficult for residents to understand them. I commend staff for developing the rules and urge you to approve them subject to comments, particularly the provision for retail sales and services at the edges of campuses; focus should be on the institutions' primary services. Small scale energy production is of interest too. *See written testimony.*
8. Rick Michaelson: There is a provision that would no longer allow housing within campus sites. I think we can trust the institutions to not allow housing unless appropriate for campus uses. South edge of Good Sam and the Emanuel blocks are two such areas that could be used for housing. Not allowing housing in the zoning code is not necessary.

Chair Baugh closed oral testimony. The written record will remain open until December 31, 2015 at 5 p.m.

Discussion

Commissioner St Martin asked about who's happy and who wants to keep what they have in their current CUMPs. I know the process was meant to make things better. Also, can we look at when the Master Plans expire?

Commissioner Tallmadge also asked for a list of concerns from the institutions based on what we heard today.

Commissioner Schultz noted the expiration date of CUMPs. Why don't we let these plans come to the end of their life then move forward with the new provisions?

Commissioner Smith noted properties within institutional zoning that are not part of the institutions and how they could still be used for housing and/or residential purposes.

Commissioner Bachrach asked about approved Master Plans with a set date: Can the City legally terminate the CUMP early?

Commissioner Houck asked for staff response to Rick Michaelson's testimony regarding housing.

Chair Baugh: The Good Neighbor Agreements are a way for the institutions to work with the neighborhoods. How do we keep this? What's the path for transportation?

- PBOT is supposed to publish their Proposed TSP Draft next week; the PSC hearing on it is currently slated for March. In the Campus Institution code, it just says to do the impact analysis every 10 years, which they are required to do now. The question is uncertainty about the details that will be proposed in the new TSP. You could defer your vote until you see how the TDM process works out at part of the TSP process.

We could honor existing plans and draw the line out a few years, but we are trying to get to the higher standard TDM program sooner, so there is a balance.

Over the life of the Comp Plan, we have to see significant modal shifts to meet climate goals.

Staff will respond to the PSC's questions and other testimony prior to the January 26 work session.

Adjourn

Chair Baugh adjourned the meeting at 8:15 p.m.

Submitted by Julie Ocken, PSC Coordinator