

NOTES & ACTION ITEMS

Meeting No. 3 – March 30, 2016

Bavarian (Leavenworth) Substation Community Focus Group

Attendees: Susan Noland, Joel Walinski, Elmer Larsen, Nathan Pate, Earl Goodman, *Andy Wendell, Chad Rissman, Gary Rice, Becky Jaspers, Teka Parks*

1. Meeting Summary:

- Shaun opened the meeting, reviewing the work that had been done up to this point
- Shaun and Gary explained there were two evaluation matrices to present – one that was completely populated and one that did not include evaluation of the more community-sensitive items
- The focus group chose to complete the “Aesthetics and Neighborhood Values” section as well as the *Community Economic Impact and Highest and Best Use* rows of the “Land Considerations” section
- Once the evaluation matrix was complete, Gary, Chad and Shaun presented the results from the remaining sections that were completed between meetings 2 and 3
- The focus group discussed and validated those ratings
- Gary proposed a narrowing method which the group agreed to use
- The narrowing method resulted in the following:
 - Parking lot areas: 1, 2, 4, 6, 7, 12, 13, 15, 16
 - These areas scored below a “2” in System Consideration and/or Aesthetics and Neighborhood Values
 - They were moved to a parking lot – not removed from the list
 - If needed, we can further evaluate these areas later in the process
 - Middle to High areas – listed in the order in which they scored: 10, 9, 3, 8, 11, 5, 14
 - These areas had the highest total scoring
- The focus group determined PUD staff should further evaluate the following areas:
 1. 10
 2. 9/11 (evaluate as one area)
 3. 3
 4. 8/14 (evaluate as one area)
 5. 5
- The group requested the PUD investigate an area in the northeast corner of Titus Road, replacing what was originally area 15
- The overall objective of the focus group is to identify a “Top 3”
- At this meeting, the group was able to narrow to a “Top 1/3” of the list

2. Next steps and action items

- PUD Lands Department (Lands) will perform further evaluation of these areas
 - Early discovery work
 - High-level assessment of land conditions and zoning
 - Lands will populate a blank site evaluation matrix for each of the three areas
 - Lands will also perform an assessment of available property within each of the **areas**
 - Then, Lands will do an assessment of **parcels** within each of the areas
 - Determine how sites within each of the parcels rates on the evaluation matrix
 - At the next focus group meeting, PUD staff will present Lands assessment for focus group discussion
- * Lands nor PUD staff will contact property owners in/around these areas at this time**

The following activities and timeline will be discussed at the next focus group meeting:

- Q2 2016 – Engage the community/property owners in and adjacent to the three areas – early notification
- Q2/Q3 2016 – Engage the community as a whole through a community meeting
- Q2/Q3 2016 – Focus group determines the “sites” which the consultant will evaluate
- Q3 2016 – PUD staff will work with consultant for detailed evaluation of the proposed “sites”
- Q3 2016 – Focus group and PUD staff present proposed “site” options to PUD Commissioners