



AGENDA

MILWAUKIE PLANNING COMMISSION Tuesday, August 27, 2013, 6:30 PM

**MILWAUKIE CITY HALL
10722 SE MAIN STREET**

1.0 Call to Order - Procedural Matters

2.0 Planning Commission Minutes – Motion Needed

2.1 April 9, 2013

2.2 April 23, 2013

3.0 Information Items

4.0 Audience Participation – This is an opportunity for the public to comment on any item not on the agenda

5.0 Public Hearings – Public hearings will follow the procedure listed on reverse

6.0 Worksession Items

6.1 Summary: Discussion about Transportation-Related Educational Webinar/Video
Staff: Steve Butler

6.2 Summary: Transportation System Plan (TSP) Update preparation
Staff: Brett Kelter

7.0 Planning Department Other Business/Updates

7.1 Planning Commission Notebook Update Pages

8.0 Planning Commission Discussion Items – This is an opportunity for comment or discussion for items not on the agenda.

9.0 Forecast for Future Meetings:

September 10, 2013 1. Public Hearing: CPA-13-03 Transportation System Plan (TSP) Update

September 24, 2013 1. Public Hearing: CPA-13-03 Transportation System Plan (TSP) Update
continued

Milwaukie Planning Commission Statement

The Planning Commission serves as an advisory body to, and a resource for, the City Council in land use matters. In this capacity, the mission of the Planning Commission is to articulate the Community's values and commitment to socially and environmentally responsible uses of its resources as reflected in the Comprehensive Plan

1. **PROCEDURAL MATTERS.** If you wish to speak at this meeting, please fill out a yellow card and give to planning staff. Please turn off all personal communication devices during meeting. For background information on agenda items, call the Planning Department at 503-786-7600 or email planning@ci.milwaukie.or.us. Thank You.
2. **PLANNING COMMISSION MINUTES.** Approved PC Minutes can be found on the City website at www.cityofmilwaukie.org
3. **CITY COUNCIL MINUTES** City Council Minutes can be found on the City website at www.cityofmilwaukie.org
4. **FORECAST FOR FUTURE MEETING.** These items are tentatively scheduled, but may be rescheduled prior to the meeting date. Please contact staff with any questions you may have.
5. **TIME LIMIT POLICY.** The Commission intends to end each meeting by 10:00pm. The Planning Commission will pause discussion of agenda items at 9:45pm to discuss whether to continue the agenda item to a future date or finish the agenda item.

Public Hearing Procedure

Those who wish to testify should come to the front podium, state his or her name and address for the record, and remain at the podium until the Chairperson has asked if there are any questions from the Commissioners.

1. **STAFF REPORT.** Each hearing starts with a brief review of the staff report by staff. The report lists the criteria for the land use action being considered, as well as a recommended decision with reasons for that recommendation.
2. **CORRESPONDENCE.** Staff will report any verbal or written correspondence that has been received since the Commission was presented with its meeting packet.
3. **APPLICANT'S PRESENTATION.**
4. **PUBLIC TESTIMONY IN SUPPORT.** Testimony from those in favor of the application.
5. **NEUTRAL PUBLIC TESTIMONY.** Comments or questions from interested persons who are neither in favor of nor opposed to the application.
6. **PUBLIC TESTIMONY IN OPPOSITION.** Testimony from those in opposition to the application.
7. **QUESTIONS FROM COMMISSIONERS.** The commission will have the opportunity to ask for clarification from staff, the applicant, or those who have already testified.
8. **REBUTTAL TESTIMONY FROM APPLICANT.** After all public testimony, the commission will take rebuttal testimony from the applicant.
9. **CLOSING OF PUBLIC HEARING.** The Chairperson will close the public portion of the hearing. The Commission will then enter into deliberation. From this point in the hearing the Commission will not receive any additional testimony from the audience, but may ask questions of anyone who has testified.
10. **COMMISSION DISCUSSION AND ACTION.** It is the Commission's intention to make a decision this evening on each issue on the agenda. Planning Commission decisions may be appealed to the City Council. If you wish to appeal a decision, please contact the Planning Department for information on the procedures and fees involved.
11. **MEETING CONTINUANCE.** Prior to the close of the first public hearing, *any person* may request an opportunity to present additional information at another time. If there is such a request, the Planning Commission will either continue the public hearing to a date certain, or leave the record open for at least seven days for additional written evidence, argument, or testimony. The Planning Commission may ask the applicant to consider granting an extension of the 120-day time period for making a decision if a delay in making a decision could impact the ability of the City to take final action on the application, including resolution of all local appeals.

The City of Milwaukie will make reasonable accommodation for people with disabilities. Please notify us no less than five (5) business days prior to the meeting.

Milwaukie Planning Commission:

Lisa Batey, Chair
Clare Fuchs, Vice Chair
Scott Barbur
Sine Bone
Shaun Lowcock
Wilda Parks
Gabe Storm

Planning Department Staff:

Steve Butler, Planning Director
Ryan Marquardt, Senior Planner
Li Alligood, Associate Planner
Brett Kelter, Associate Planner
Kari Svanstrom, Associate Planner
Alicia Martin, Administrative Specialist II

**CITY OF MILWAUKIE
PLANNING COMMISSION
MINUTES
Milwaukie City Hall
10722 SE Main Street
TUESDAY, April 9, 2013
6:30 PM**

COMMISSIONERS PRESENT

Lisa Batey, Chair
Shaun Lowcock
Wilda Parks
Gabe Storm

STAFF PRESENT

Stephen C. Butler, Planning Director
Ryan Marquardt, Senior Planner
Brad Albert, Civil Engineer

COMMISSIONERS ABSENT

Clare Fuchs, Vice Chair
Sine Adams
Chris Wilson

1.0 Call to Order – Procedural Matters

Chair Batey called the meeting to order at 6:30 p.m. and read the conduct of meeting format into the record.

***Note:** The information presented constitutes summarized minutes only. The meeting video is available by clicking the Video link at <http://www.ci.milwaukie.or.us/meetings>.*

2.0 Planning Commission Minutes – None

3.0 Information Items

There were no information items.

4.0 Audience Participation –This is an opportunity for the public to comment on any item not on the agenda. There was none.

5.0 Public Hearings – None

6.0 Worksession Items

- 6.1 Summary: Stormwater Master Plan
Staff: Brad Albert

Brad Albert, Civil Engineer, introduced Jim Harper of Brown & Caldwell, the consultant hired to develop an update of the 2004 Stormwater Master Plan (SWMP). Mr. Albert reviewed the background of the SWMP, current status, proposed amendments to the Comprehensive Plan, and noted the SWMP was scheduled for a City Council worksession on May 7th.

Mr. Harper presented the staff report via PowerPoint and reviewed the process of the update in order to meet current standards and updated National Pollution Discharge Elimination System (NPDES) and Underground Injection Control (UIC) regulations. He outlined the goals and objectives, and scope of the project. He reviewed the evaluation and findings, and recommendations, and noted the outline for the updated SWMP.

The draft SWMP summarized the findings and recommendations. The draft amendments to the Comprehensive Plan were to reflect the language in the updated SWMP.

Mr. Harper answered questions of the Planning Commission. He reviewed the identified utilities at risk, potential water quality retrofit opportunities, and the stormwater management plan which explained how the City manages its stormwater facilities and regulated development.

There were 28 CIP projects identified which could be combined into 17 projects. These were ranked for priority within certain criteria such as staffing, vehicle maintenance and replacement, funding, etc.

The Planning Commission asked questions and discussed the proposed SWMP, stormwater management for new development, rates, incentives for onsite stormwater management i.e. bioswales, drinking water vs. ground water, and the Kellogg watershed.

Mr. Albert clarified that the Planning Commission's responsibility was to recommend adoption of the amendments to the Comprehensive Plan with regard to the SWMP as an ancillary document to the Comp Plan. He reviewed the timeline for recommendation and adoption.

The Commission discussed the proposed amendments.

6.2 Summary: Draft Planning Commission Work Plan Staff: Steve Butler

Steve Butler, Planning Director, reviewed the staff report, noted the work over the past 12 months, and what was on the horizon. He responded to questions and the Commission discussed some of the key work plan items:

- CCEP – Project background, draft grant scope of work, and planned work. Identified opportunity sites and reviewed the consideration criteria, project timeline, public outreach, other opportunities, and code update work needed to implement the programs. Programs within the CCEP included the Fresh Look Milwaukie: Downtown Roadmap and the Neighborhood Main Street Program.
- Murals Program – The program had needed more extensive legal review and was put on hold but was to return to the Commission for review.
- City Council Goals – How the goals pertain to the Planning Commission, how it supports implementing those goals, and what the impact would be on the Planning Department.
- Other Projects for Consideration – Preferences of “other project” options for consideration if there were time and staff ability. The Commission felt that Sign Code Amendments should be a priority due to potential development in the wake of light rail, as well as with regard to the Murals Program.

Chair Batey noted that all of the projects called for different levels of work, and questioned how involved the Commission or the Planning Department would need to be in the Council goals noted.

The Commission agreed that “Other Projects for Consideration” should be listed before “City Council Goals” within the work program. They would discuss the revised draft work program at the next meeting and then present it to Council as a draft for discussion.

7.0 Planning Department Other Business/Updates

7.1 Commercial Core Enhancement Program (CCEP) Overview

Summarized above in Item 6.2.

7.2 Tacoma Station Area Plan (TSAP) status update *(added)*

Mr. Butler noted the tight timeline for this project with Council adoption goal by the end of June.

7.3 Other Updates/Information *(added)*

Fresh Look Milwaukie: Downtown Road Map

Mr. Butler briefed the Commission on the open house event held on April 1, 2013. The next event was scheduled for May 9 at the Masonic Lodge.

Transportation System Plan (TSP) update

There was an open house scheduled for April 17, 2013, to meet with the public and ask for their feedback on priorities within the TSP update. There would be a follow-up meeting on June 3. The goal was for Council to approve the TSP update by the end of October.

Volunteer Recognition Event, May 3rd, 2013

Riverfront Park

The Oregon Marine Board grant application was submitted the previous Friday and the Oregon Parks and Recreation grant application would be submitted this Friday. Results should be known by the end of June/early July.

8.0 Planning Commission Discussion Items

- The Adams Street Connector Lanterns Survey should be wrapping up by the end of this month.
- Submitted building permits, tenant improvement applications, and preapplication meetings and conferences have been increasing.

9.0 Forecast for Future Meetings:

April 23, 2013	1. Worksession: Tacoma Station Area Plan (TSAP)
May 7, 2013	1. Joint Session with City Council
May 14, 2013	1. Public Hearing: Tacoma Station Area Plan (TSAP)

Meeting adjourned at approximately 9:49 p.m.

Respectfully submitted,

Alicia Martin, Administrative Specialist II

Lisa Batey, Chair

**CITY OF MILWAUKIE
PLANNING COMMISSION
MINUTES
Milwaukie City Hall
10722 SE Main Street
TUESDAY, April 23, 2013
6:30 PM**

COMMISSIONERS PRESENT

Lisa Batey, Chair
Clare Fuchs, Vice Chair
Shaun Lowcock
Wilda Parks
Gabe Storm

STAFF PRESENT

Stephen C. Butler, Planning Director
Ryan Marquardt, Senior Planner
Matt Hastie, Angelo Planning Group

COMMISSIONERS ABSENT

Sine Adams

1.0 Call to Order – Procedural Matters

Chair Batey called the meeting to order at 6:32 p.m. and read the conduct of meeting format into the record.

***Note:** The information presented constitutes summarized minutes only. The meeting video is available by clicking the Video link at <http://www.ci.milwaukie.or.us/meetings>.*

2.0 Planning Commission Minutes - None

3.0 Information Items

There were no information items.

4.0 Audience Participation – This is an opportunity for the public to comment on any item not on the agenda. There was none.

5.0 Public Hearings – None

6.0 Worksession Items

- 6.1 Summary: Tacoma Station Area Plan (TSAP)
Staff: Ryan Marquardt

Ryan Marquardt, Senior Planner, introduced consultant Matt Hastie with Angelo Planning Group. He noted that this was to be an in-depth worksession to discuss policy issues, and review the proposed Comprehensive Plan and Zoning Ordinance amendments in preparation for the public hearing on May 14, with a recommendation for adoption to City Council in June.

Mr. Hastie and Mr. Marquardt presented the staff report via PowerPoint and briefed the Commission on the project. They reviewed recent project activity, including advisory committee meetings, a community meeting, and a project management team meeting to review the drafted ordinance amendments. A public meeting for the M Zone businesses was scheduled for May 8.

Mr. Hastie and Mr. Marquardt reviewed and discussed with the **Planning Commission** the proposed amendments, and their zoning recommendations and policy issues, as follows:

- **M Zone:**
 - New list of classifications for permitted, limited, and conditional use classifications.
 - Allowed office and retail use
 - New standards for nuisances and screening
- **Overlay Zone:**
 - Would apply to entire Station Area with subarea-specific provisions
 - Allowed uses and provisions in identified subareas
 - Limited and permitted retail size limits per subareas:
 - Subareas 1 and 2 allow for 30,000 sq ft. The higher limit was due to the location which was closer to the light rail station and better served by transit and was more accessible.
 - Subarea 4 had a smaller limit and allowed standalone uses
 - Traffic impact studies would apply with new development to assess impact and accessibility. System Development Charges (SDCs) would pay for improvements and improvements laid out in the TSAP would come at time of development.
 - Residential provisions and restrictions in subareas
- **Nonconforming uses and setbacks:**
 - Nonconforming uses would be treated the same as elsewhere in the city
 - Minimum/maximum setback:
 - Features and streetscape amenities within the setback; flexibility within a setback range preferred along with minimum landscaping and parking requirements to prevent development on entire lot.
 - Allow zero ft setback for subareas 1 and 3; requiring minimum setback in subarea 4
- **Zoning recommendations and policy issues for:**
 - Height, density, and floor area ratios, per zones
 - Window Coverage requirements
 - Parking strategies and ratio requirements
 - Milwaukie standards are generally lower than regional standards
 - Transportation Demand Management (TDM) plans to guide parking needs
 - Public transit services available in station area so less need for parking
 - Transit Strategies and Phasing to encourage transit use
 - Transportation Priority Improvements
 - Connectivity between Main Street, light rail stations, neighborhoods; and improved crossings.

- **Project implementation**

- Coordination with ODOT for McLoughlin Blvd improvements
- Funding through local funding and state and federal grants
- Main Street jurisdiction transfer to being improvements and expand right-of-way
- Further outreach would occur at time of future development and improvements would be implemented through redevelopment where appropriate
- Key redevelopment sites included Main Street and Opportunity Site B owned by ODT
- All identified projects would be incorporated into the Transportation System Plan update; street cross-section standards would be part of the Public Works Standards
- Grant required establishment of Station Community Boundary to comply with Metro Title 6; the boundary would be split between Milwaukie and City of Portland. The Station Community Boundary would be adopted by resolution which would make the City eligible for Metro funding for projects within the boundary. The TSAP met the requirement to have a plan for the Station Community Boundary.

Chair Batey recommended the Commission review the draft TSAP and pass any comments or concerns to staff.

Mr. Hastie noted that an updated version of the TSAP that included some small adjustments to the language and order as well as the direction from the Commission would be distributed.

6.2 Summary: Draft Planning Commission Work Plan *continued from 4/09/13*
 Staff: Steve Butler

Mr. Butler reviewed the work plan and the changes made from the previous worksession, including the increase in priority for the Sign Code amendments and some housekeeping amendments.

The Commission agreed on the proposed work plan.

It was moved by Commissioner Parks and seconded by Vice Chair Fuchs to approve the Planning Commission Work Plan to be presented to City Council on May 7, 2013. The motion was passed unanimously.

7.0 Planning Department Other Business/Updates

Mr. Butler gave an update of the Fresh Look Milwaukie: Downtown Roadmap project and noted a walking tour on April 27th and an open house and workshop on May 9th.

The Oregon Alliance Program was hosting an event focusing on retail and revitalization.

8.0 Planning Commission Discussion Items

Chair Batey noted that some downtown businesses and members of artMOB were unaware of the Adams Street Lanterns project survey. Mr. Butler said he would follow-up.

9.0 Forecast for Future Meetings:

- | | |
|---------------|---|
| May 7, 2013 | 1. Joint Session with City Council |
| May 14, 2013* | 1. Public Hearing: CCS-13-01 Use Determination – Tae Kwon Do Studio |
| | 2. Public Hearing: Tacoma Station Area Plan (TSAP) |
| | <i>*Item order reversed</i> |
| May 28, 2013 | 1. Joint Session with DLC |
| | 2. Worksession: PSU Fresh Look Milwaukie: Downtown Road Map |

Meeting adjourned at approximately 9:29 p.m.

Respectfully submitted,

Alicia Martin, Administrative Specialist II

Lisa Batey, Chair



To: Planning Commission
Through: Stephen Butler, Planning Director
From: Brett Kelter, Associate Planner
Date: August 20, 2013, for August 27, 2013, Worksession
Subject: Briefing in Preparation for TSP Update Hearing

ACTION REQUESTED

None. This is a briefing to update the Commission in advance of the first public hearing in the process of considering adoption of the proposed updates to the TSP.

BACKGROUND INFORMATION

The City's Transportation System Plan (TSP) implements the State Transportation Planning Rule requirement for local governments to complete long-range multi-modal transportation plans. The TSP was first adopted in 1997, with an extensive update in 2007.

State law requires the City's TSP to be consistent with Metro's Regional Transportation Plan (RTP). The current RTP, most recently updated by Metro in 2010, includes some new concepts and standards and has a forecasting horizon of 2035 (the current TSP has a forecasting horizon of 2030). The City has until December 31, 2013, to demonstrate that the TSP is consistent with Metro's 2035 RTP.

A. History of Prior Related Actions and Discussions

- **July 23, 2013:** Staff briefing to Planning Commission on status of TSP Update project
- **June 3, 2013:** Public meeting to discuss prioritization of TSP projects
- **April 17, 2013:** Open House event to kick off public engagement process
- **February 12, 2013:** Staff briefing to Commission, presenting drafts of specific TSP chapters
- **November 2012:** Staff briefing to Commission on nature and scope of proposed TSP update project
- **December 2011:** Metro notification of requirement for TSP compliance with 2035 RTP

- **December 2007:** Adoption of revised TSP (Ord. #1975, Land Use Files CPA-07-01, ZA-07-01)
- **July 1997:** Adoption of first TSP (Ordinance #1820, File CPA-96-01)

B. Project Scope and Approach

The current version of the TSP already complies with many of the requirements of Metro's 2035 RTP. Throughout the project work to date, staff has operated with the philosophy that the new Metro requirements can be addressed with a "light touch" approach to updating the TSP. The principal components of the 2013 TSP Update include the following:

- Adjust the TSP's planning horizon year from 2030 to 2035
- Confirm that the master plans for the various modes (i.e., pedestrian, bicycle, public transit, etc.) will help the region move toward meeting its performance targets for 2035, including reductions in congestion, percentage of single-occupancy vehicle trips, and vehicle-miles traveled per capita
- Emphasize pedestrian and bicycle connectivity to transit stops
- Update existing maps, tables, and text to reflect current conditions
- Add the known PMLR alignment to master plan maps
- Remove completed projects and update project descriptions
- Reassess project priorities and update the funding forecast for project implementation

In March 2013, City Council directed staff to expand the public engagement process, particularly for the reassessment of project priorities. Staff held a public Open House event on April 17 to provide more information about the TSP and the update project. On June 3, nearly 30 people gathered at a public meeting to share their perspective about transportation priorities for the City. Input gathered at that meeting, as well as other comments received, is being factored into the draft update materials being prepared for consideration by the Commission and Council.

The 2013 TSP Update was never intended to be similar in scale and scope to the 2007 update; for that level of update, we would have budgeted more money and staff time for a more thorough and far-reaching public involvement component and a much deeper look at some items. Instead, a deliberate decision was made back in 2012 that major restructuring of the document was not necessary. The reasoning behind that decision was that the document's structure is sound, the identification of needs is comprehensive, and relatively little new development has occurred in Milwaukie since 2007.

While it is true that the Portland-Milwaukie Light Rail project is under construction, the light rail's potential impacts have already been studied as part of that project's earlier planning stages. Once the new light rail is operational, the City will be able to identify specific, actual additional impacts on the larger transportation system that need to be addressed.

The 2013 TSP Update has presented the City with an important opportunity to clarify how the document works and is meant to be used. This project has provided a chance to better define the TSP's relationship to the Capital Improvement Plan as well as to other transportation-related documents (such as the Public Works Standards, which provide much more detail and governance of street cross sections than the TSP). As the City embarks upon the adoption stage of the TSP Update process, it is important to keep in mind the limited project scope and the "light touch" approach.

PROJECT UPDATE

The latest proposed timeline for the 2013 TSP Update project is as follows:

- **August 20, 2013:** Draft of proposed TSP revisions is made available for public review and sent to Planning Commission
- **August 27, 2013:** Pre-adoption briefing to Planning Commission (work session)
- **September 5, 2013:** Public meeting to present and discuss the review draft document
- **September 10 & 24, 2013:** Recommendation hearings by Planning Commission
- **October 1, 2013:** Pre-adoption briefing to City Council (work session)
- **October 15 & November 5, 2013 (*tentative*):** Adoption hearings by City Council
- **December 31, 2013:** Deadline for demonstrating compliance with Metro's 2035 RTP

PREPARATION FOR PUBLIC HEARING

The proposed hearing schedule is an ambitious one. However, staff is optimistic that, with some focused preparation and the benefit of the August 27 worksession, the Commission will be able to discuss the proposed TSP revisions, suggest any necessary changes, and make a recommendation to City Council within the span of two public hearing meetings in September. There is not much flexibility in the project schedule at this point if the City is to meet the December 31st deadline for Metro compliance. An additional Planning Commission meeting is possible if deemed necessary, but the result would be that the remaining schedule will become even tighter than it is now (especially with only a limited number of City Council meetings between now and the end of the year).

A. TSP Structure

The TSP is comprised of 14 chapters. Chapters 1-4 are introductory and set the stage for the information presented in the rest of the document:

- Chapter 1 Executive Summary
- Chapter 2 Goals and Policies
- Chapter 3 Existing Conditions
- Chapter 4 Future Forecasting Process

Chapters 5-9 address 5 basic modes of the transportation system:

- Chapter 5 Pedestrian Element
- Chapter 6 Bicycle Element
- Chapter 7 Public Transit Element
- Chapter 8 Auto Street Network Element
- Chapter 9 Freight Element

Chapters 10-12 address specific issues related to the functioning of the transportation system:

- Chapter 10 Street Design Element
- Chapter 11 Neighborhood Traffic Management Element
- Chapter 12 Downtown Parking

Finally, Chapters 13 and 14 focus on implementation of the plan:

- Chapter 13 Funding and Implementation Plan
- Chapter 14 Transportation Planning Rule Implementation

In addition, several appendices provide supplemental information:

- Appendix A Public Involvement Summary
- Appendix B Prioritized Master Plan Project List
- Appendix C Conceptual Design Options
- Appendix D Glossary of Technical Terms
- Appendix E Levels of Service (LOS) Descriptions
- Appendix F Traffic Data

For the 2013 TSP Update project, some revisions are proposed for almost every chapter, though some proposed changes are more substantial than others. For example, very few or no changes are proposed to Chapters 1, 2, 10, and 14. Chapter 3 is being revised to reflect current conditions. Chapters 4 and 8, which involve traffic demand models and forecasts, have been updated to shift the TSP's forecast horizon from the year 2030 to 2035. A few of the mode-specific chapters have been updated to reflect new available information about improvement options. And the project lists for all modes have been reviewed and updated in response to public comments and new understandings of current needs. With the exception of a few updated traffic data sheets and a new appendix section that shows Neighborhood District Association boundaries on the modal master plan maps, the appendices are being left in their 2007 form.

B. Key Chapters for the Planning Commission to Review Prior to the August 27 Discussion

It is important to set a good foundation for the discussions that will commence with the public hearing starting on September 10. To prepare for the August 27 worksession, staff recommends that the Commissioners focus their efforts on reviewing the following key chapters in the Public Review Draft version of the Proposed Revisions to the TSP (Attachment 1):

- Chapter 1 (Executive Summary) presents a snapshot of the entire document and summarizes the key recommendations. This section is a good synopsis of what is in the rest of the document.
- Chapter 2 (Goals and Policies) provides key direction for the rest of the document. No substantial changes are proposed to the goals and policies; there is only one small addition to Goal 5, Policy a. It would be helpful to get the Commission to confirm that the adopted goals and policies remain accurate and adequate for the City.
- Chapter 3 (Existing Conditions) includes adjustments to the text, figures, and tables as needed to accurately portray the current conditions. If there is any question about the accuracy of the information presented in this chapter, staff can follow up prior to the September 10 hearing.
- Chapter 12 (Downtown Parking) outlines the issues and concerns about parking downtown, with some new reference to parking issues in the new station areas at Tacoma St and Park Ave. Staff believes that the existing structure continues to provide an adequate framework for addressing concerns, though several adjustments have been suggested in response to public comments. It is important to confirm that the strategies

and policy recommendations do provide the basis necessary for moving forward to address parking concerns.

- Chapter 13 (Funding and Implementation) is a key chapter because it presents the best projections of revenue and cost available at this time. In an effort to make this information more clear and understandable, staff has proposed adjustments not only to the projections themselves but also to how the information is organized and presented. This chapter provides a concluding summary of sorts, by including combined lists of projects from across the various mode chapters. It would be helpful to know if the Commissioners have any questions about the information contained in Chapter 13 and how it is presented.

Only minor changes, if any, are proposed for Chapters 10-11 and 14, so extended discussion about these chapters is not expected to be necessary. Discussion about proposed revisions to other significant chapters (Chapters 4-9) can be a focus for the first public hearing on September 10.

ATTACHMENTS

Attachments are provided as indicated by the checked boxes. All material is available for viewing upon request.

	PC Packet	Public Copies	E- Packet
1. Public Review Draft of Proposed Revisions to TSP	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Key:

PC Packet = paper materials provided to Planning Commission 7 days prior to the meeting.

Public Copies = paper copies of the packet available for review at City facilities and at the Planning Commission meeting.

E-Packet = packet materials available online at [link to specific PC meeting date](#).