

1-24-20

Objective: Pacific Power (“Pacific Power”) and the Concordia Neighborhood Association (CAN), Cully Association of Neighbors (CAN) and Our 42nd Avenue Business Association (O42) (“the parties”) execute a good neighbor agreement.

Recitals

- In 2019-2020, Pacific Power constructed an upgrade to the Kennedy Substation at NE Emerson and NE 42nd Avenue in Portland, Oregon.
- Pacific Power acknowledges that poor community engagement was completed prior to design and construction.
- One January 23, 2020, Pac agreed with community members to pursue execution of a GNA to mitigate for impacts from the upgrade.

Elements of GNA

1. Pacific Power pays for installation of solar storage at St. Charles Church to complement existing solar investment and create a valuable resource for local neighbors impacted by the substation upgrade within 6 months of date of execution of this GNA.
2. Pacific Power commits to using the experience of the Kennedy Substation as a “lesson learned” and commits to a collaborative approach in any upgrades to Cully Substation and Killingsworth/66 substations.
3. Pacific Power attains city code noise levels and conducts monitoring every three months and share that information with CAN, CAN and O42. If noise levels exceed city code levels in two consecutive periods, Pacific Power agrees to complete plans to reduce noise levels within 90 days of 2nd exceedance period.
4. Pacific Power conducts annual EMF monitoring and shares the results with CAN, CAN and o42.
5. Pacific Power constructs additional wall per neighbors’ request.
6. Community and Pacific Power meet immediately to agree on landscaping repairs to address impacts caused by construction. Pacific Power pays for the repairs.
7. Pacific Power paves NE Emerson street to the south adjacent to the facility prior to project completion.
8. Within one year of execution, Pacific Power creates an annual grant of \$25,000 to be distributed to community led energy-related projects in the Concordia and Cully neighborhoods.
9. Pacific Power shares analysis that examined alternative locations with the parties.
10. Pacific Power conducts long-range modeling of the likely effects of distributed generation and storage on the continued need for a transformer and other equipment at this location and commit to working with a community committee to develop a distributed energy system/ distributed system planning in Cully. If modeling indicates a long-term continued need for the operation of transformers and other related equipment at this location, then commit to building

a shell around the site, one that would comply with Portland design codes for main streets, including setbacks and window openings, to help contribute towards the transformation of this section of 42nd into a regional Town Center.