

Final Implementation Program

Convenience Stores (33.219)

Convenience Stores are subject to compliance with Chapter 33.219, Convenience Stores. Compliance with the regulations of this chapter must be met at the time of permit application. Prior to submitting a building permit application, the operator must develop a draft Implementation Program and site plan that meet the requirements of Section 33.219.060. The written Implementation Program must be signed by the operator and contain all of the items listed below:

A. Crime prevention and awareness training program. Written verification from the Police

Bureau that a crime prevention and crime awareness training program has been approved.

According to Safe Blocks Program Community Safety Division:

The PPB has not housed a Crime Prevention Program for many years. However, the Safe Blocks Program used to be a traditional crime prevention program.

Please find the attached email from Jenni Pullen, Safe Blocks Program Supervisor, she suggest here email would satisfy this requirement. She offered further suggestions about the built environment that we have incorporated into our proposal

B. Alcohol awareness and employee training program. Written verification from the Oregon

Liquor Control Commission that an alcohol awareness and employee training program has been approved. At a minimum, the program must be directed at identifying and handling situations involving minors or intoxicated customers, and identify which displays and marketing techniques will be used to discourage drunk driving.

The facility and Employees will comply with the requirements of Oregon Liquor and Cannabis Commission (OLCC). At the time of application for the liquor license the OLCC approved training material will be used and signed by all employees. According OLCC requires employees of this facility will:

- Be at least 18 years old to receive a permit in Oregon.
- Take and pass an alcohol server education class within 45 days from the first day you start mixing, selling, or serving alcohol.
- Upon course completion submit an application and take the test on the OLCC portal

Education Objectives

1. Know Oregon's Alcohol Server Education law.
2. Alcohol as a drug and its effects on the body and behavior, especially driving ability.

3. Drunk driving laws and liquor liability statutes.
4. Oregon alcohol sales and service laws.
5. Effective alcohol server intervention techniques.
6. Advertising and marketing for safe and responsible alcohol service and consumption.
7. Effects of alcohol on combination with commonly used legal and illegal drugs.
8. (OLCC) including basic liquor laws
9. Familiarity with ID checking requirements,

C. Litter control program. Litter control program. The operator must provide a litter control program that includes:

1. The installation of at least two trash receptacles on-site for customer use. The trash receptacles must be located next to the on-site pedestrian circulation system.
2. The operator must ensure that litter is picked up at least once a day from the site and from the sidewalks adjacent to the site.
 1. At the conclusion of each shift:
 - Empty exterior customer trash receptacles
 - Remove accumulated on-site litter and from adjacent public way
 - Ensure large recycling and refuse area are free of litter and containers and gates are closed
 - Ensure no unauthorized persons are within the recycling enclosure
 2. Endeavor to remove incidental when note
 3. Empty exterior cigarette sand bin smoking earn daily

D. Loitering control program. The operator must provide a loitering control program that, at a minimum, limits the hours of operation of electronic video games, and locates telephone booths, benches, tables, and other customer activity areas where they can be viewed by store employees.

No, pay telephone, benches, tables are provided on the exterior of the building to discourage individuals who are not actively engaged in commerce at our establishment from loitering. No electronic video games, are on site. The site is monitored 24-hours close-circuit camera. Loiters will be actively engaged while providing necessary safety employee. Obstinate trespassers will be reported to PPB

E. Landscape maintenance awareness. The operator must provide written verification that he or she understands the provisions of Chapter 33.248, Landscaping and Screening, and in particular 33.248.030, Plant Materials and 33.248.040, Installation and Maintenance.

As a general company policy landscape is maintained on a weekly basis. Title 33, Planning and Zoning Paragraph 33.278 is adopted into this.

Title 33, Planning and Zoning Chapter 33.248

33.248.040 Installation and Maintenance

A. Installation. All required landscaping must be in-ground, except when in raised planters that are used to meet minimum Bureau of Environmental Services stormwater management requirements. Plant materials must be installed to current nursery industry standards. Plant materials must be properly supported to ensure survival. Support devices such as guy wires or stakes must not interfere with vehicular or pedestrian movement.

B. Maintenance. Maintenance of landscaped areas is the ongoing responsibility of the property owner. Required landscaping must be continuously maintained in a healthy manner. Plants that die must be replaced in kind. A fine may be levied if the landscaping has not been maintained, and new plants required to be planted.

C. Irrigation. The intent of this standard is to ensure that plants will survive the critical establishment period when they are most vulnerable due to lack of watering. All landscaped areas must provide an irrigation system, as stated in option 1, 2, or 3.

1. Option 1. A permanent built-in irrigation system with an automatic controller.

2. Option 2. An irrigation system designed and certified by a licensed landscape architect as part of the landscape plan, which provides sufficient water to ensure that the plants will become established. The system does not have to be permanent if the plants chosen can survive adequately on their own once established. Chapter 33.248 Title 33,

3. Option 3. Irrigation by hand. If the applicant chooses this option, an inspection will be required one year after final inspection to ensure that the landscaping has become established. An inspection fee, paid at the time of permit application, will be required.

D. Protection. All required landscaped areas, particularly trees and shrubs, must be protected from potential damage by adjacent uses & development, including parking and storage areas.

E. Topping prohibited. Topping is an extreme form of crown reduction. Topping of trees that are required by this Title is prohibited; required trees must be allowed to grow in their natural form. Topping is regulated as a tree removal by this Title and Title 11, Trees.

F. Lighting Certification. The operator must document that the proposed lighting will meet the glare standards of Chapter 33.262, Off-Site Impacts. In addition to meeting the requirements of 33.262.100, Documentation in Advance, the operator must identify on the site plan the location of all exterior lighting.

Please find the attached Lighting Plan

G. Communication agreement. The operator must designate and include contact information for a person responsible for on-going communication with the local recognized organizations and other concerned individuals regarding any problems they may have with current business practices or impacts on the neighborhood. All responses to concerns raised by recognized organizations or concerned individuals should be written within 30 days of receiving the initial letter, and be from the designated contact person. A file of all letters received and written is to be maintained by the operator and be available to the public upon request. The operator should notify the local recognized organizations and property owners within 150 feet of the store site of changes to the designated contact person or contact information within 30 days of the change.

There is not yet on-site management. As the facility nears completion and a manager on-site is hired the contact information will be made available. For the time being see the contact information below.



Amar Sidhu
1038 Broadway Enterprise
Salem OR 97301
Office- (503) 391-8889 Ext- 103
Mobile- (503) 931- 3551

H. Participation in Neighborhood Mediation Program. The operator must agree to participate in a Neighborhood Mediation Program should that process be initiated.

The Owner would agree to a Neighborhood Mediation program, but at present time it is unclear exactly what that might be, according the city of Portland web site <https://www.portlandoregon.gov/civic/78338> there does not appear to be anything specific to agree to

Neighborhood Mediation

"Empowering residents in the City of Portland to peacefully resolve conflict"

Please check back here soon for updates on the Neighborhood Mediation Program.

Lal Sidhu

From: Pullen, Jenni <Jenni.Pullen@portlandoregon.gov>
Sent: Monday, October 31, 2022 11:15 AM
To: rjp@rktect.com
Cc: Franco-Nunez, Daniel <Daniel.Franco-Nunez@portlandoregon.gov>
Subject: RE: North Side of NE Columbia BLVD @ 47th

Hello Ron,

I apologize for the delay on this item.

I'll begin by addressing the listed requirement for a crime prevention/crime awareness training by the PPB. The PPB has not housed a Crime Prevention Program for many years. However, the Safe Blocks Program used to be a traditional crime prevention program. We can satisfy this requirement.

What I recommend is that you provide this email to satisfy the requirement. Once the location is open, and up and running, you can put the manager in touch with the Safe Blocks Program Coordinator for North/NE Portland. His name is Daniel Franco-Nunez 503-823-8236. He can provide a training on public safety resources; Who to call and when. He can also provide personal safety workshops for the staff.

Additionally, I have looked over the site plans from a CPTED perspective. I'm familiar with this high traffic area. Some considerations: I would advise to be extra thoughtful about lighting pertaining to the trash and recycling area and all stairwells that are enclosed by retaining walls where it may be isolated and dark. We favor trash enclosures that one can see into and out of for safety before entering the space. We also recommend convex mirrors in stair wells that are designed with low visibility, such as concrete steps vs metal see-through steps which allow for one to see other pedestrians. The exit on the back side of the store should be well lit and have a window in the door to see out of before exiting, or an eye viewer at a bare minimum.

Please reach out if you need any further assistance.

Kind Regards,
Jenni

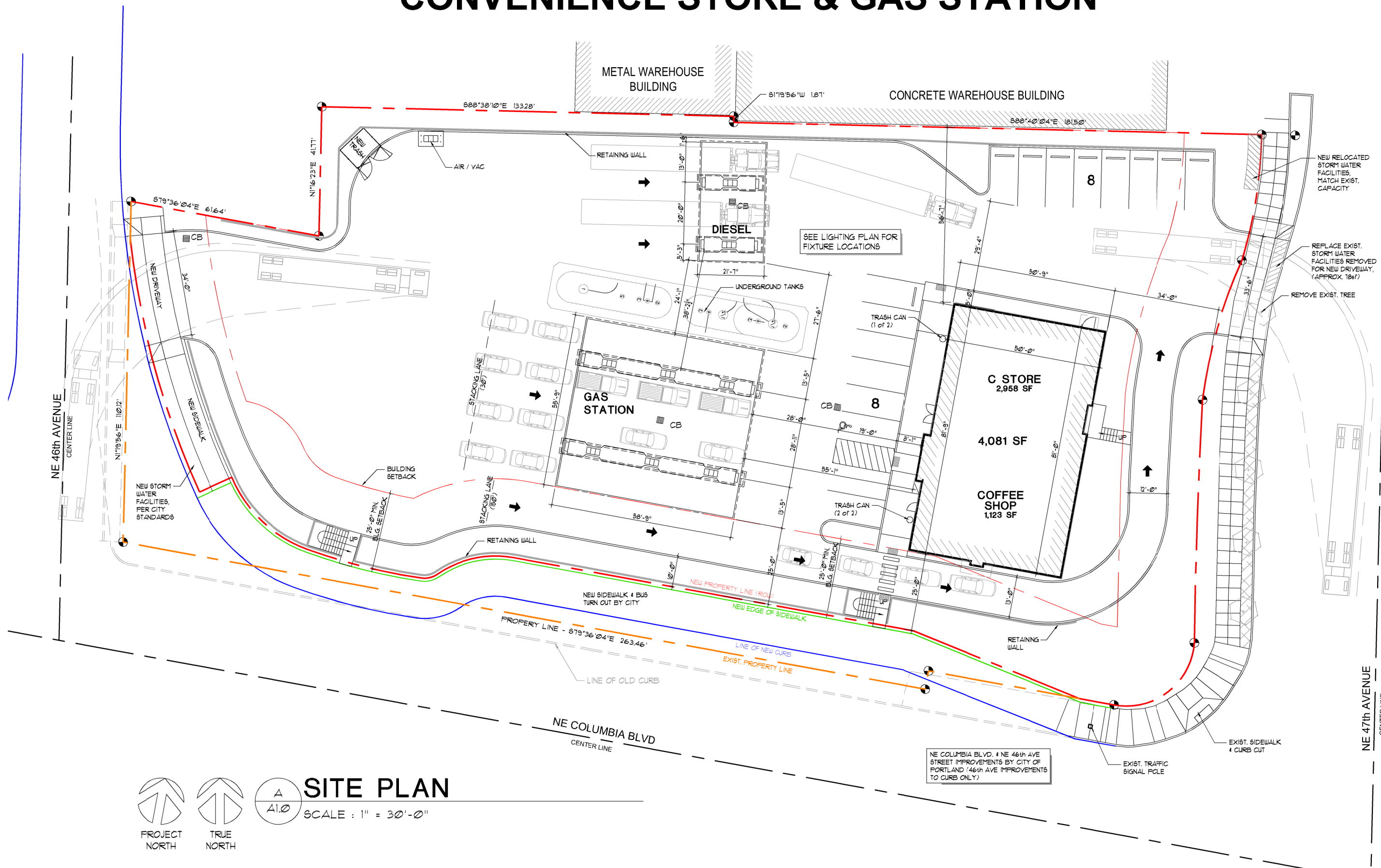
Jenni Pullen (*she/her*)
Safe Blocks Program Supervisor
Community Safety Division Office of Management and Finance
The Portland Building
1120 SW 5th Avenue
503-823-1883 (cell)
503-823-4064 (main line)

jenni.pullen@portlandoregon.gov
<https://www.portland.gov/community-safety>

The City of Portland ensures meaningful access to city programs, services, and activities to comply with Civil Rights Title VI and ADA Title II laws and reasonably provides: translation, interpretation, modifications, accommodations, alternative formats, auxiliary aids, and services. To request these services, contact 503-823-4000, City TTY 503-823-6868, Relay Service: 711.

US MARKET

CONVENIENCE STORE & GAS STATION



PROJECT
NORTH



TRUE
NORTH



SITE PLAN

SCALE : 1" = 30'-0"

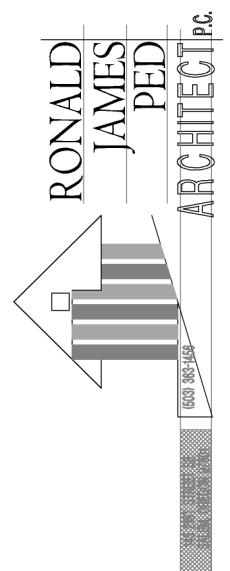
NEW CONVENIENCE STORE,
GAS STATION, AND COFFEE SHOP

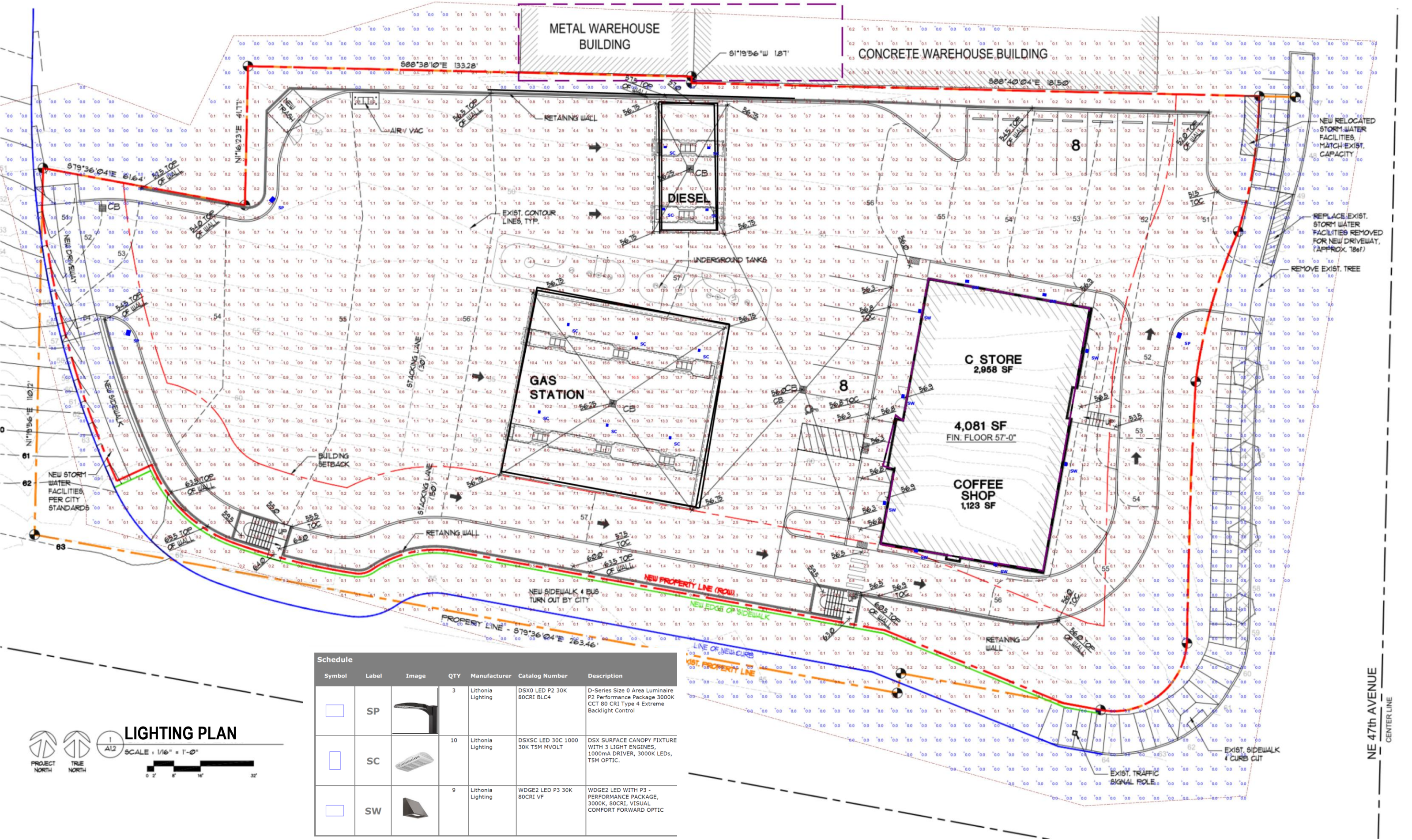
US MARKET

NE 47th AVE and NE COLUMBIA BLVD - PORTLAND, OR

DATE: 5.24.22
DRAWN: KDG
JOB NO.: 2127

A1.1





Schedule					
Symbol	Label	Image	QTY	Manufacturer	Catalog Number
<div></div>	SP		3	Lithonia Lighting	DSX0 LED P2 30K 80CRI BLC4
<div></div>	SC		10	Lithonia Lighting	DSXSC LED 30C 1000 30K TSM MVOLT
<div></div>	SW		9	Lithonia Lighting	WDGE2 LED P3 30K 80CRI VF
Description					
D-Series Size 0 Area Luminaire P2 Performance Package 3000K CCT 80 CRI Type 4 Extreme Backlight Control					
DSX SURFACE CANOPY FIXTURE WITH 3 LIGHT ENGINES, 1000mA DRIVER, 3000K LEDs, TSM OPTIC.					
WDGE2 LED WITH P3 - PERFORMANCE PACKAGE, 3000K, 80CRI, VISUAL COMFORT FORWARD OPTIC					

1

AL2

LIGHTING PLAN

SCALE : 1/16" = 1'-0"

0

2

6

16

32

NE 47th AVENUE
CENTER LINE