

LU 19-160020 NC AD—North Cully Development Review

There is an application to build a 270,000 square foot warehouse with 42 loading docks at 7626-7800 NE Killingsworth Street. This property is in the North Cully Plan District, and is subject to the rules established in Chapter 33.560 of the City Code, available here, <https://www.portlandoregon.gov/citycode/70094>. Concerns have been raised about noise and air pollution from diesel trucks,.

In order to be approved, the applicant must demonstrate that the project meets all of the approval criteria in the code (33.560.050). These criteria form the basis by which the hearings officer will approve or deny the application. Therefore, it is important that any testimony for or against the project refer specifically to the approval criteria. The hearings officer, as required by law, will disregard anything else.

Relevant approval criteria include:

- A. The applicable goals and objectives of the adopted neighborhood plan will be met.
- E. The development plan shows a completely developed site which is compatible with the surrounding area. In a phased development, the code requirements will be met at each phase in development.
- G. The proposal must not adversely impact the livability of nearby residential zoned land due to noise, glare from lights, late-night operations, odors and litter.

For criterion A, the Cully Neighborhood Plan can be found here, <https://www.portlandoregon.gov/bps/31611>, under “Area and Neighborhood Plans.” If you are preparing testimony, see especially these sections of the plan:

1A-3 Objective: Promote the livability of the Cully neighborhood.

2A. Policy: Livability and Communication.

2B-4 Objective: Support the careful planning and design of new development and of redevelopment to enhance neighborhood livability.

4A. Policy: Protect Residential Areas.

4C. Policy: Redevelopment in the Focus Area.

4C-2 Objective. South of NE Killingsworth: Minimize the impact of gravel pit on the neighborhood.

4C-4 Objective. Encourage public acquisition of Area 3 and redevelopment regulated in conformance with a master plan to ensure compatibility with the surrounding neighborhood.

The hearing will take place on Wednesday, September 25, 9:00 am, at 1900 SW 4th Avenue, Suite 3000. Anyone who is present may testify.

Written testimony can be addressed to the Land Use Hearings Officer % Marguerite Feuersanger and sent to Marguerite.Feuersanger@portlandoregon.gov with subject line LU 19-160020 NC AD.

Any appeal of the hearings officers decision will be heard by the City Council in a public hearing, but **only evidence previously submitted to the hearings officer will be considered by the Council**. So if you have a point to make, make it now.

