



22 November 2022

Cully Association of Neighbors  
c/o Central Northeast Neighbors,  
4415 NE 87th Ave, Portland, OR 97220

ATTN: Josh Heumann  
Chair / Presidente

CC: Central Northeast Neighbors  
4415 NE 87th Ave - Portland, OR 97220  
(503) 823-3156

Request for early neighborhood meeting  
In reference to approved development permit & proposed building permit application

I'm writing to inform you of, and to set up a Neighborhood Meeting, in regards to a proposed convenience store, gas station & coffee shop project located at the corner of NE 47<sup>th</sup> Ave and NE Columbia Blvd, in Portland. The site is currently vacant and is slated for street improvements on 46<sup>th</sup> Ave & a bus turnout on Columbia Blvd.

The project consists of 12 station fueling / 2 station diesel Gas station and associated convenience store, & coffee shop with a drive up. Vehicle entrances are proposed off of both 46<sup>th</sup> & 47<sup>th</sup> Avenue with a truck entrance off of 46<sup>th</sup> Avenue. Because of the existing steep slope there will be retaining walls at both Columbia Blvd and the north interior property line. The access from 46<sup>th</sup> and 47<sup>th</sup> will be a 5% slope max to create a safe flat area for refueling. There will a pedestrian access from Columbia to the convenience store coffee shop

The purpose of this meeting is to provide an opportunity for the applicant and surrounding property owners to meet and discuss this proposal and identify any perceived issues and make modification to the proposal where reasonable. The cities requirements state that you have 14 days to reply and that a meeting be scheduled within 45 days of receiving this letter.

We are required to mail notices & post signs on site for the meeting at least 14 days prior to the meeting. Please let us know when your earliest available time would be so we can schedule this meeting.

Please note this is an informational meeting on preliminary plans. These plans may change slightly before the application is submitted to the City. We look forward to discussing this proposal with you. Please feel free to contact us if you have any questions: primary contact - Kevin Gerlits, 503.363.1456 or kevin@rketect.com

*Attachment(s):* Draft implantation plan  
Preliminary site plan,  
Safety Blocks email  
Lighting Plan

Regards,

Ronald James Ped  
Ronald James Ped Architect, PC