



March 1st 2024

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

ATTN: Zach Powers  
Chair, Land Use and  
Transportation Committee  
[zachpowers@cullyneighbors.org](mailto:zachpowers@cullyneighbors.org)

Maria Grzanka  
Board Co-Chair  
[maria@cullyneighbors.org](mailto:maria@cullyneighbors.org)

Carol Pinegar  
Board Co-Chair  
[carolpinegar@cullyneighbors.org](mailto:carolpinegar@cullyneighbors.org)

#### Final Implementation Plan

In reference to approved development permit & proposed building permit application

Attached is the Final Implementation Plan for the 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. You should be receiving emailed copies and a mailed copy of this letter and the attached information per the city of Portland requirements.

This project and the draft implementation plan were originally discussed with Zach Powers on December 20<sup>th</sup> 2022 at scheduled neighborhood meeting. See attached meeting summary.

Please feel free to contact us if you have any questions:

Kevin Gerlits  
503.363.1456  
[kevin@rketect.com](mailto:kevin@rketect.com)

*Attachment(s):* Final Implantation Plan  
Site Plan  
Safety Blocks email  
Lighting Plan  
Neighborhood Meeting Summary

Regards,

Ronald James Ped  
Ronald James Ped Architect, PC