



US Market Columbia Blvd - Neighborhood Meeting Summary

Gas station, Convenience Store, & Coffee Shop
NE 47th Ave and NE Columbia Blvd Portland, OR

Date: December 20th 2022
Duration: 6:30pm – 7:10pm
Location: Virtual – Zoom Meeting

Attendees: Ronald Ped Owner - Ronald James Ped Architect PC
Zach Powers Transportation & Land Use committee chair for the Cully Association of Neighbors
Chris Brown 45year neighborhood resident

Agenda: Present the proposed project
Review the Draft Implementation Plan
Address any questions or concerns community members may have

Presented
Documents: Site plans, building elevations, & draft implementation plan

Project
Summary: 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 46th & 47th Avenue with a truck entrance off of 46th 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 46th and 47th 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

Discussion: The Draft Implementation Plan was discussed and deemed acceptable by all parties present at the meeting, and shall be used as the final Implementation Plan.
General information was requested about US Market as a company, i.e. is it a franchise or chain, how it operates, how long they intend to operate, etc.
EV Charging stations were discussed in regards to whether they will be provided and insight into future operation as things move more towards electric.

Note: The draft & final Implementation Plans are identical as no changes were requested or made.

Sincerely,

Ronald James Ped
Architect, PC