



City of Portland, Oregon
Bureau of Development Services
Land Use Services

FROM CONCEPT TO CONSTRUCTION

Amanda Fritz, Commissioner
Paul L. Scarlett, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: July 10, 2014
To: Interested Person
From: Sylvia Cate, Land Use Services
503-823-7771 / Sylvia.Cate@portlandoregon.gov

NOTICE OF A TYPE II PROPOSAL IN YOUR NEIGHBORHOOD

Development has been proposed in your neighborhood. The proposed development requires a land use review. The proposal, review process, and information on how to respond to this notice are described below. A copy of the site plan and zoning map is attached. I am the staff person handling the case. Please call me if you have questions regarding this proposal. Please contact the applicant if you have questions regarding any future development on the site.

Because we must publish our decision within 28 days, **we need to receive your written comments by 5 p.m. on July 31, 2014.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 14-139487 AD, in your letter. It also is helpful to address your letter to me, Sylvia Cate. You can also e-mail your comments to me at my e-mail address identified above.

CASE FILE NUMBER: LU 14-139487 AD

Owner: Pyco LLC
5949 NE Cully Blvd / Portland, OR 97218-3354

Applicant:: Brent Hedberg, Main Contact / Specht Development, Inc
15325 SW Beaverton Creek Ct / Beaverton, OR 97006

Site Address: Property fronting NE Killingsworth between NE 75th and NE 82nd Avenues

Legal Description: TL 1300 9.05 ACRES, SECTION 20 1N 2E
Tax Account No.: R942200020
State ID No.: 1N2E20AA 01300
Quarter Section: 2538
Neighborhood: Cully, contact David Sweet at 503-493-9493.
District Coalition: Central Northeast Neighbors, contact Alison Stoll at 503-823-3156.
Plan District: North Cully
Zoning: EG2h: General Employment 2 with Aircraft Landing 'h' overlay
Case Type: AD, Adjustment
Procedure: Type II, an administrative decision with appeal to the Adjustment Committee.

Proposal:

The applicant proposes to develop the site with a proposed new industrial service facility for Comcast Corporation. The project will include a warehouse, fleet parking and accessory office use which will include sales, customer service and technical support functions. Comcast will also operate a fleet of company vehicles out of the facility that will provide installation, maintenance and support services for Comcast's operations in the eastern portion of the

Portland Metropolitan Area. The zoning code regulates the number of parking spaces for specified development; based on the maximum allowed parking spaces, a total of 135 parking spaces are required. The parking maximum assumes a relatively low number of employees working in large industrial buildings.

However, the applicant is requesting an Adjustment to 33.266.115.B to increase the maximum number of parking spaces on-site to accommodate fleet vehicle parking, which includes 21 large bucket trucks, 120 fleet vans, 20 fleet pickup trucks, 4 fleet trailers and 19 fleet pool vehicles which require a total of 184 parking spaces. Additionally there will be approximately 62 full time employees who do not drive fleet vehicles and will park their personal vehicles on site. Shift changes among employees will also cause a spike in parking demand periodically through the work day. An additional 161 full time employees will be based at this facility and will operate fleet vehicles. Therefore, the applicant requests an Adjustment to allow a total of 260 parking spaces on site. Attached to this Notice is a zoning map and site plan depicting the proposal.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant criteria are:

- 33.804.040.A.-F., Adjustments

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. This application was submitted on April 11, 2014 and determined to be complete on **July 1, 2014**.

DECISION MAKING PROCESS

The Bureau of Development Services will make a decision on this proposal. We will consider your comments, and

- Approve the proposal.
- Approve the proposal with conditions.
- Deny the proposal.

The neighborhood association listed on the first page of this notice may take a position on this application. They may also schedule an open meeting prior to making their recommendation to the Bureau of Development Services. Please contact the person listed as the neighborhood contact to determine the time and date of this meeting.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be extended at the request of the applicant.

The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at www.portlandonline.com.

APPEAL PROCESS

If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Adjustment Committee. This review body will hold a public hearing for the appeal. When the decision is mailed, the criteria used to make the decision and information on how to file an appeal will be included. If you do not send any comments, you can still appeal the decision. There is a 14-day deadline to file an appeal beginning on the day

the decision is mailed. The reason for the appeal must be specifically defined in order for the review body to respond to the appeal. If an appeal is filed, you will be notified of the time and location of the appeal hearing.

There is a fee charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver.

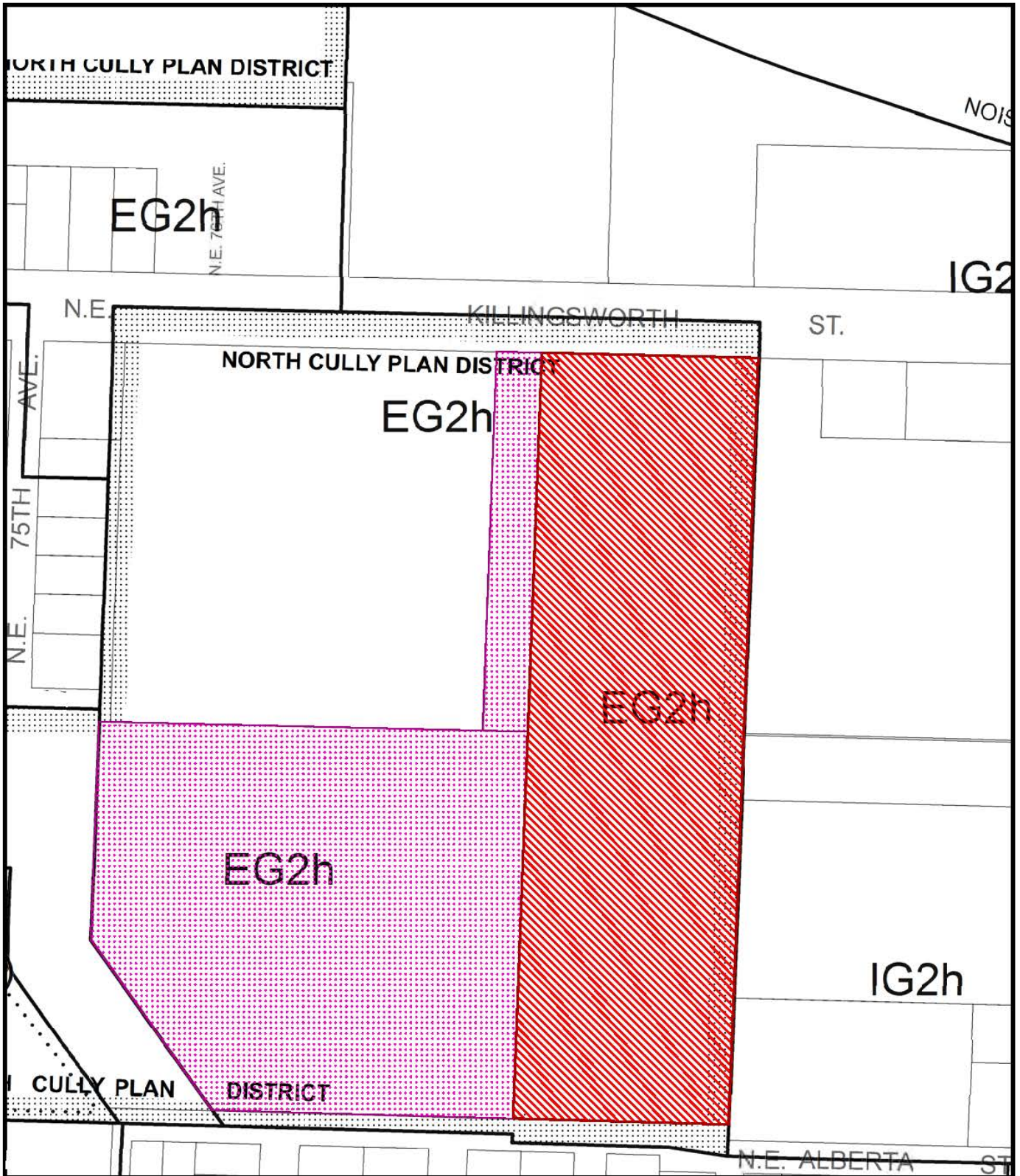
APPEAL OF THE FINAL CITY DECISION

After an appeal hearing, the review body decision may be appealed to the Oregon Land Use Board of Appeals (LUBA) at 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283. The phone number for LUBA is 1-503-373-1265. Issues that may provide the basis for an appeal to LUBA must be raised prior to the comment deadline or prior to the conclusion of the hearing if a local appeal is requested. If you do not raise an issue with enough specificity to give the Bureau of Development Services an opportunity to respond to it, that may also preclude an appeal to LUBA on that issue.

The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).

Enclosures:

Zoning Map
Site Plan



ZONING

-  Site
-  Also Owned



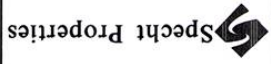
This site lies within the:
North Cully Plan District

File No. LU 14-139487 AD
 1/4 Section 2538
 Scale 1 inch = 200 feet
 State_Id 1N2E20AA 1300
 Exhibit B (Apr 16, 2014)

W14-139487 AD

NO.	DATE	REVISIONS

VIMK CONSULTING ENGINEERS
 502.222.6453
 4400 N. KILLINGSWORTH STREET
 PORTLAND, OREGON 97228-4393

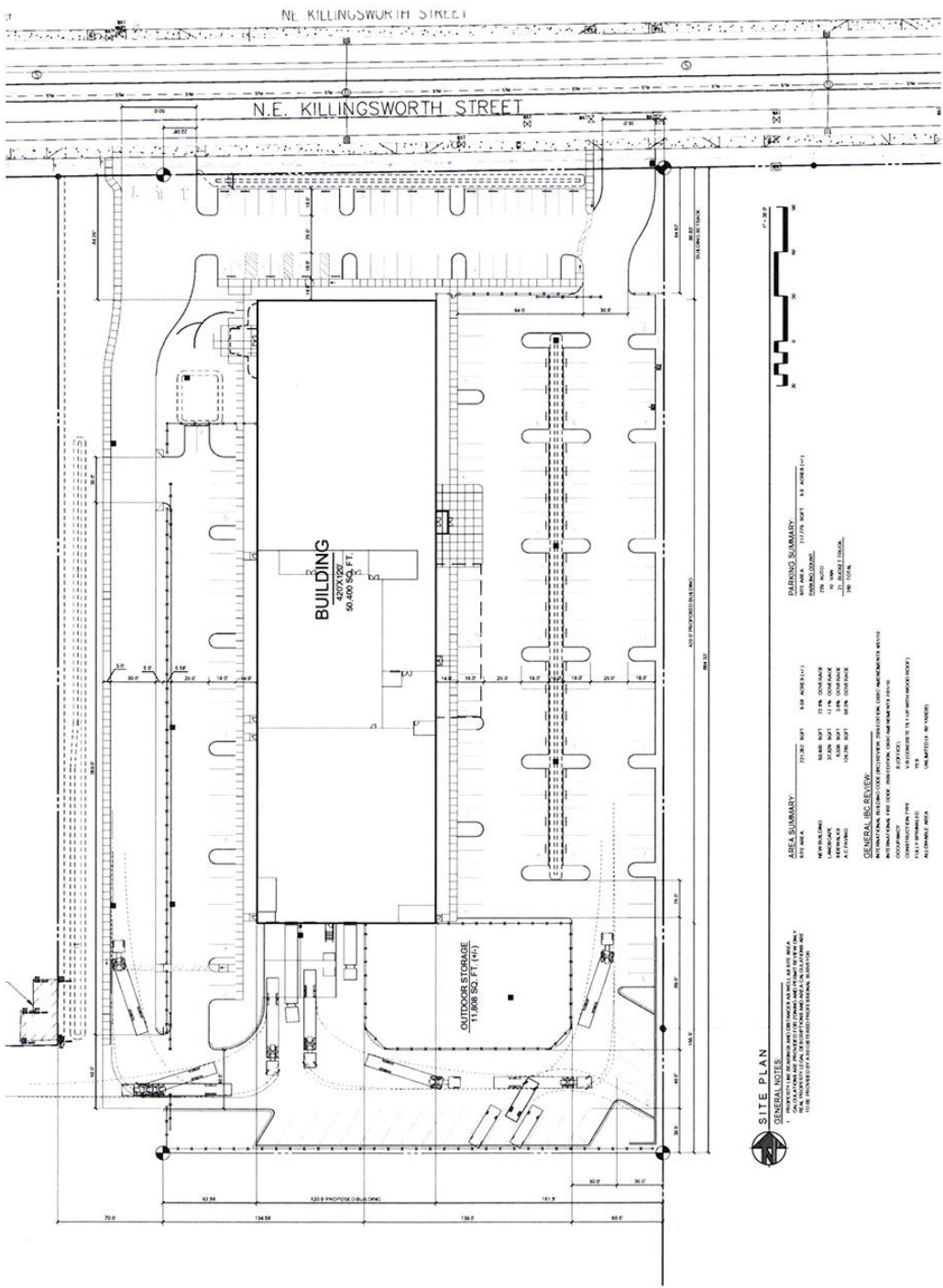


COMCAST NEW CUSTOMER SERVICE FACILITY
 NE KILLINGSWORTH STREET
 PORTLAND, OR

SITE PLAN
 DATE: OCTOBER 2014
 PROJECT NO: 140000000000
 SHEET NO: G1.0

PRELIMINARY CAD0514

SITE PLAN



ADDITIONAL SUMMARY

TOTAL SQ FT	117,176
CONCRETE	77,176
ASPHALT	40,000
TOTAL	117,176

AREAS SUMMARY

TOTAL SQ FT	117,176
ASPHALT	40,000
CONCRETE	77,176
TOTAL	117,176

GENERAL NOTES
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
 3. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PORTLAND AND THE PORTLAND PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.