



Received  
Planning Division  
03/10/2023

May 18, 2022

**RE: Proposed Development at 1750 NW 173<sup>rd</sup> Ave, Beaverton – Comcast facility**

Dear NAC Representative / Resident:

I am writing this letter on behalf of Comcast, as their permitting consultant. Comcast proposing replacement of the existing emergency back-up power generators with new generator units and placement of a screening wall, on their property zoned Office Industrial in the City of Beaverton.

Prior to preparing specific engineering and site plans and making application to the City of Beaverton for the necessary review and approvals, we would like to discuss the proposal in more detail with the members of the Neighborhood Associations and surrounding property owners and residents. Therefore, you are cordially invited to attend a meeting on:

The Neighborhood Review Meeting will be held at the Five Oaks Triple Creek NAC meeting on, June 14th at 7:00 PM. At the following webpage [www.BeavertonOregon.gov/FiveOaksTripleCreek](http://www.BeavertonOregon.gov/FiveOaksTripleCreek) you will find the agenda with links to join the ZoomGov meeting either by computer or phone. Minutes from the meeting will also be posted.

Please note that this will be an informational meeting with the project representative only and is not intended to take the place of a public hearing before the Planning Commission. You will have an opportunity to present testimony to the Planning Commission when an application is submitted to the City for review.

I look forward to seeing you at the on line ZoomGov meeting and hearing your thoughts on the proposed project.

Sincerely,

*Ed Fournier*

Ed Fournier

Direct Dial 503/260-0350

1N131AB00200  
Pnwp LLC #5  
6600 SW 105th Ave Ste 175  
Beaverton OR 97008

1N131AB00300  
Pnwp LLC #5  
6600 SW 105th Ave Ste 175  
Beaverton OR 97008

1N131AB00400  
Sage Built Homes LLC  
1815 NW 169th Pl  
Beaverton OR 97006

1N131AB00500  
Pnwp LLC #5  
6600 SW 105th Ave Ste 175  
Beaverton OR 97008

1N131AB00600  
Pnwp LLC #5  
6600 SW 105th Ave Ste 175  
Beaverton OR 97008

1N131AB00700  
Allstrat LLC  
225 Western Dr  
Richmond CA 94801

1N131AB00900  
Christian Evangelistic Assemblies Inc  
Of California  
1895 NW 169th Pl  
Aloha OR 97006

1N131AB01100  
Pope Investments LLC  
12670 NW Barnes Rd Ste 102  
Portland OR 97229

1N131AB01200  
Oregon Food Bank Inc  
7900 NE 33rd Dr  
Portland OR 97211

1N131AC17800  
Boris Boltak  
Lucy Boltak  
1590 NW 175th Pl  
Beaverton OR 97006

1N131AC17900  
Gloria Kikes  
1580 NW 175th Pl  
Beaverton OR 97006

1N131AC18000  
Dawn Hulsizer  
Shayne Hulsizer  
1570 NW 175th Pl  
Beaverton OR 97006

1N131AC18100  
Ronald Heisen  
Vickie Heisen  
17471 NW Fieldstone Dr  
Beaverton OR 97006

1N131AC18200  
Yen Luong  
1150 Spiro Dr  
San Jose CA 95116

1N131AC18300  
Michael Meogrossi  
Loren Meogrossi  
17427 NW Fieldstone Dr  
Beaverton OR 97006

1N131AC18400  
Sykiet Khuu  
17377 NW Fieldstone Dr  
Beaverton OR 97006

1N131AC18500  
Sudarsan Uppili  
Jalaja Uppili  
3359 NW 123rd Pl  
Portland OR 97229

1N131AC18600  
Tuoc Tran  
Hoa Le  
17334 NW Fieldstone Dr  
Beaverton OR 97006

1N131AC18700  
Datton Khuu  
Datnhan Kwei  
17376 NW Fieldstone Dr  
Beaverton OR 97006

1N131AC18800  
Christopher Dills  
Amber Dills  
1530 NW 174th Pl  
Beaverton OR 97006

1N131AC18900  
Chombeau Living Trust  
1510 NW 174th Pl  
Beaverton OR 97006

1N131AC19000  
Vinay Kumar  
1490 NW 174th Pl  
Beaverton OR 97006

1N131AC19100  
Nash Family Trust  
1495 NW 174th Pl  
Beaverton OR 97006

1N131AC19200  
Schoch, Sherri L Living Trust  
1515 NW 174th Pl  
Beaverton OR 97006

1N131AC19300  
Kim Dang  
17450 NW Fieldstone Dr  
Beaverton OR 97006

1N131AC19400  
Reuben Broadfoot  
Mayumi Broadfoot  
17482 NW Fieldstone Dr  
Beaverton OR 97006

1N131AC19500  
Nolan Batalha  
Hannah Jones  
17500 NW Fieldstone Dr  
Beaverton OR 97006

1N131AC19600  
William Lucas  
17502 NW Fieldstone Dr  
Beaverton OR 97006

1N131AC20100  
Krauska Family Rev Trust  
17375 NW Brickstone Ct  
Beaverton OR 97006

1N131AC20200  
Wexler, Howard A Living Trust &  
Wexler, Belvina M Living Trust  
17349 NW Brickstone Ct  
Beaverton OR 97006

1N131AC20300  
Chester Grycko  
Brenda Grycko  
17325 NW Brickstone Ct  
Beaverton OR 97006

1N131AB01400  
Willamette Cable Tv Inc  
PO Box 173838  
Denver CO 80217

1N131AB90000  
One Hundred Seventy Third Pro  
Plaza Office  
OR Canada

1N131AB90111  
Harden Properties LLC  
8995 SW 176th Ave  
Beaverton OR 97007

1N131AB90121  
Kenneth McInnis  
1791 NW 173rd Ave #130  
Beaverton OR 97006

1N131AB90131  
Jj Chung LLC  
8839 SW Amicus Ter  
Beaverton OR 97007

1N131AB90241  
Brown Paventy Properties LLC  
2434 NW Professional Dr  
Corvallis OR 97330

1N131AB90251  
Brown Paventy Properties LLC  
2434 NW Professional Dr  
Corvallis OR 97330

1N131AB90261  
Brown Paventy Properties LLC  
2434 NW Professional Dr  
Corvallis OR 97330

1N131AB90271  
Brown Paventy Properties LLC  
2434 NW Professional Dr  
Corvallis OR 97330

1N131AB01900  
Naidu Associates LLC  
6600 SW 105th Ave Ste 175  
Beaverton OR 97008

1N131AB02000  
Craggenmore Properties LLC  
10066 NW Fleetwood Dr  
Portland OR 97229

1N131AB02100  
Naidu Associates LLC  
6600 SW 105th Ave Ste 175  
Beaverton OR 97008

1N131AB01700  
Emerald Place Apartments Lp  
1900 S Norfolk St Ste 150  
San Mateo CA 94403

1N131AB01500  
Emerald Place Apartments Lp  
1900 S Norfolk St Ste 150  
San Mateo CA 94403

1N1310000500  
Beaverton School Dist #48j  
16550 SW Merlo Rd  
Beaverton OR 97006

1N131AB01800  
Emerald Place Apartments Lp  
1900 S Norfolk St Ste 150  
San Mateo CA 94403

A copy of the meeting notice letter was also sent to the Department of Community Development and the NAC Chairperson.

# PUBLIC MEETING

On A  
Preliminary Development  
Proposal Affecting

1750 NW 173<sup>rd</sup> Ave

## PROPOSED

Replacement of back-up power  
generator units

**A meeting to discuss the  
preliminary development  
proposal is scheduled for**

Five Oaks Triple Creek NAC meeting  
June 14th @ 7pm  
[www.BeavertonOregon.gov/FiveOaksTriplecreek](http://www.BeavertonOregon.gov/FiveOaksTriplecreek)

**ALL INTERESTED PERSONS MAY ATTEND  
FOR MORE INFORMATION  
CONTACT:**

Ed Fournier, Agent for  
Comcast (503) 260-0350

COMCAST  
NOT A CUSTOMER  
SERVICE LOCATION  
Please call  
Hillsboro Utility Store  
1955 NW 222nd Ave  
Hillsboro, OR

DEVELOPER OR AGENT: Comcast as land owner

PROJECT LOCATION: 1750 NW 173rd Ave, Beaverton, OR

**AFFIDAVIT OF MAILING NOTICE**

\*\*\*\*\*

I, Ed Fournier, being first duly sworn; say that I am (represent) the party intended to submit an application to the City of Beaverton for a proposed generator replacement project affecting land located at 1750 NW 173rd Ave, Beaverton, OR, and that pursuant to Ordinance 2050, Section 50, and the guidelines set out by the Community Development Director, did on the 18th day of May, 2022, personally mail notice to affected property owners and NAC's within 500 feet of the proposed development site.

*Sign and Date in the presence of a Notary Public. Certain City staff are Notary Publics and are available for witnessing.*

Signature: [Handwritten Signature]

Dated this 14<sup>th</sup> day of June, 2022

Subscribed and sworn to before me this 14<sup>th</sup> day of June, 2022.

[Handwritten Signature]  
Notary Public for the State of Oregon



My Commission expires: August 09, 2025

h:\forms (new folder)\neighborhood meeting\update 2007\hnd #8 affmail update.doc

PROJECT NAME: Comcast Beaverton - generator replacement

POST ON SITE NOT LESS THAN 20 DAYS PRIOR TO THE NAC MEETING

AFFIDAVIT OF POSTING NOTICE

I, Debra Cablaq being first duly sworn; say that I am (represent) the party submitting an application to the City of Beaverton for a proposed CUP & Design Review affecting land

located at 1750 NW 173rd, Beaverton, OR, and that pursuant to Ordinance 2050,

Section 50.3., did on the 21<sup>st</sup> day of May, 2022 personally post public notice(s). The notice(s) was (were) posted on or before the deadline date determined by City staff for this application.

Sign and Date in the presence of a Notary Public. Certain City staff are Notary Public's and are available for witnessing.

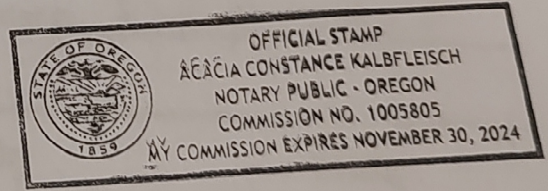
Signature: Debra Cablaq

Dated this 25<sup>th</sup> day of May, 2022.

Subscribed and sworn to before me this 25<sup>th</sup> day of May, 2022.

[Signature]  
Notary Public for the State of Oregon

My Commission expires: 11/30/2024



TURN PAGE OVER FOR POSTING INSTRUCTIONS

Neighborhood Meeting Talking points - Comcast Beaverton 6-14-2022 7PM

Intro:

Thank you for your time this evening. My name is Ed Fournier and I am a consultant for Comcast the property owner. Comcast is proposing the replace the existing emergency back up power generators with new units as the existing ones are old and not meeting needs of continued growth of this facility. This facility is a critical communications hub for Comcast and all of the individual, intuitional, corporate and other users of Comcast in the western part of the Portland metro area.

The purpose of this community outreach is to introduce the proposed development to the surrounding neighbors and the Neighborhood Association Committee. The meeting is required by City Code as part of the needed City permitting process. Issues raised will be part of the application package to the City as part of the material submitted to satisfy the City Development Code.

**PAGE 1**

- replace two existing backup power generators with three new generator units with eventual placement of a fourth generator unit
- Added switchgear shall be placed northeast of the generator units
- **PAGE 2**
- existing generators are not currently enclosed with a screen-wall
- existing generators have external mufflers, the new units will have this integrated into the shroud as you shall see on the to be presented drawings
- include a screen-wall to reduce visual impact and double as sound abatement although Emergency generators are exempt from noise codes

**PAGE 3**

It will look better and sound better if they need to be used during a power outages. Also, City Code requires electrical & mechanical equipment, loading areas, etc. to be screened by a well or other methods for the height of the external structure.

Plus, many people work from home, so if they have a mini-backup generator or batteries for personal use, their fiber optic coverage will continue to work therefore they will have the ability to use devices at their home for both pleasure and business, during the outage.

**PAGE 4**

Need for replacements:

- The existing generator units are at their end of service life and need replacement.
- This facility is a critical communications facility where approximately half million homes in the western part of the Portland metropolitan area are interconnected to the Comcast network for voice, data, and television services.

- Multiple smaller units will allow for redundancy and scalability for emergency backup power to keep this extremely vital communications hub active in the event of a manmade or nature disaster causing power disruption to this data center facility.
- A screen wall shall be placed south and west of the units to screen the new generators from views to the roadway and school to the south.

[PAGE 5](#)

[PAGE 6](#)

[PAGE 7](#)

[RETURN to Page 1](#)

#### Permitting process:

- A Design Review application is needed for the generator unit placement and a CUP needed as a prior CUP was not needed by Washington County at the time of development, prior to parcel incorporation into the City of Beaverton.
- A hearing will be held and open to the public as is typical for a CUP processes.

#### Questions that I can address?

Conclusion:

The design may change as a result of this meeting and continued design evolution, so the design submitted to the City may differ from the one presented this evening. Neighbors will have the opportunity for further comment during a public hearing as scheduled by the City. The City will provide a notice of the Comcast application submittal to properties within 500' of the site. The City does not have an application yet, so the City has no copy of the design plan or a case number assigned. If you would like your remarks to go to the City, please contact a Neighborhood Association Committee representative.

Thank you for the opportunity to present this information to you and your participation this evening, and I can address any questions at this time that you may have on this replacement project,



Press Windows logo key + Shift + S to start a snip.

NW 173rd Ave

NW 173rd Ave

NW 173rd Ave

NW 173rd Ave

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Cody Staffing

Suma's ACEC  
your E

Closets by Design - Portland

PosterGarden Sign shop

1750

Existing 2 generators and fuel tank to be removed

Area for new generators and screen wall

PAGE 1

Looking west at  
existing generators  
and fuel tank



Looking east at gravel area for replacement generators with screen wall



TAX ACCOUNT: R2168297  
 TAXLOT NUMBER: 1N131AB90000  
 ZONING: NS

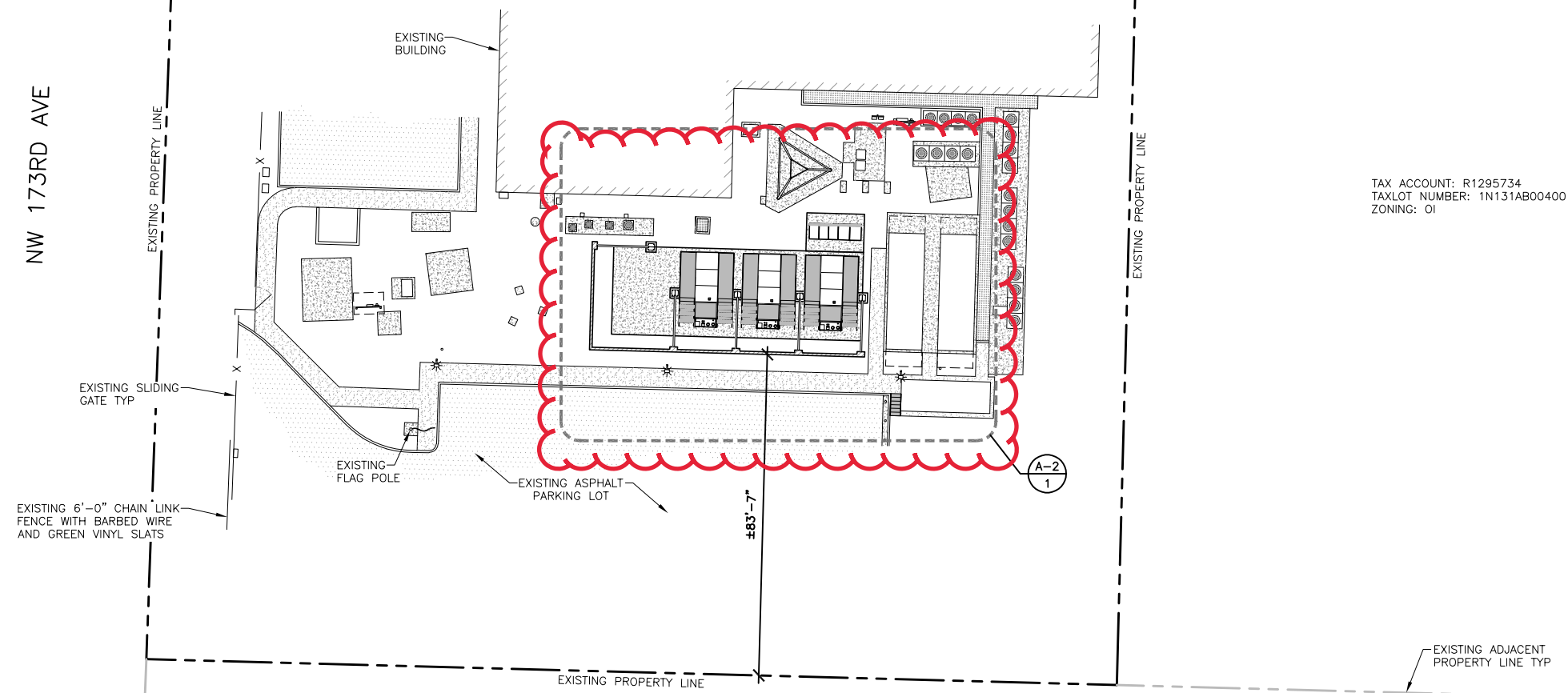
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 TAXLOT NUMBER: 1N131AB02100  
 ZONING: OI

TAX ACCOUNT: R2202518  
 TAXLOT NUMBER: 1N131AB01900  
 ZONING: OI

TAX ACCOUNT: R2202519  
 TAXLOT NUMBER: 1N131AB02000  
 ZONING: OI

TAX ACCOUNT: R618102  
 TAXLOT NUMBER: 1N131AB01500  
 ZONING: R2

NW 173RD AVE



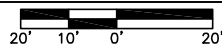
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 ZONING: OI

TAX ACCOUNT: R1458639  
 TAXLOT NUMBER: 1N131AC18500  
 ZONING: R5

TAX ACCOUNT: R618111  
 TAXLOT NUMBER: 1N1310000500  
 ZONING: R7

PAGE 4

22"x34" SCALE: 1"= 20'-0"  
 11"x17" SCALE: 1"= 40'-0"



DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DRAWINGS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWINGS ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF LYNX CONSULTING, INC. NEITHER LYNX CONSULTING, INC. NOR THE ARCHITECT WILL BE PROVIDING CONSTRUCTION REVIEW OF THIS PROJECT.

REV	DATE	DESCRIPTION
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-	-	-
-	-	-
1	6/13/22	FZD'S ISSUED FOR COMMUNITY MEETING

PROJECT:

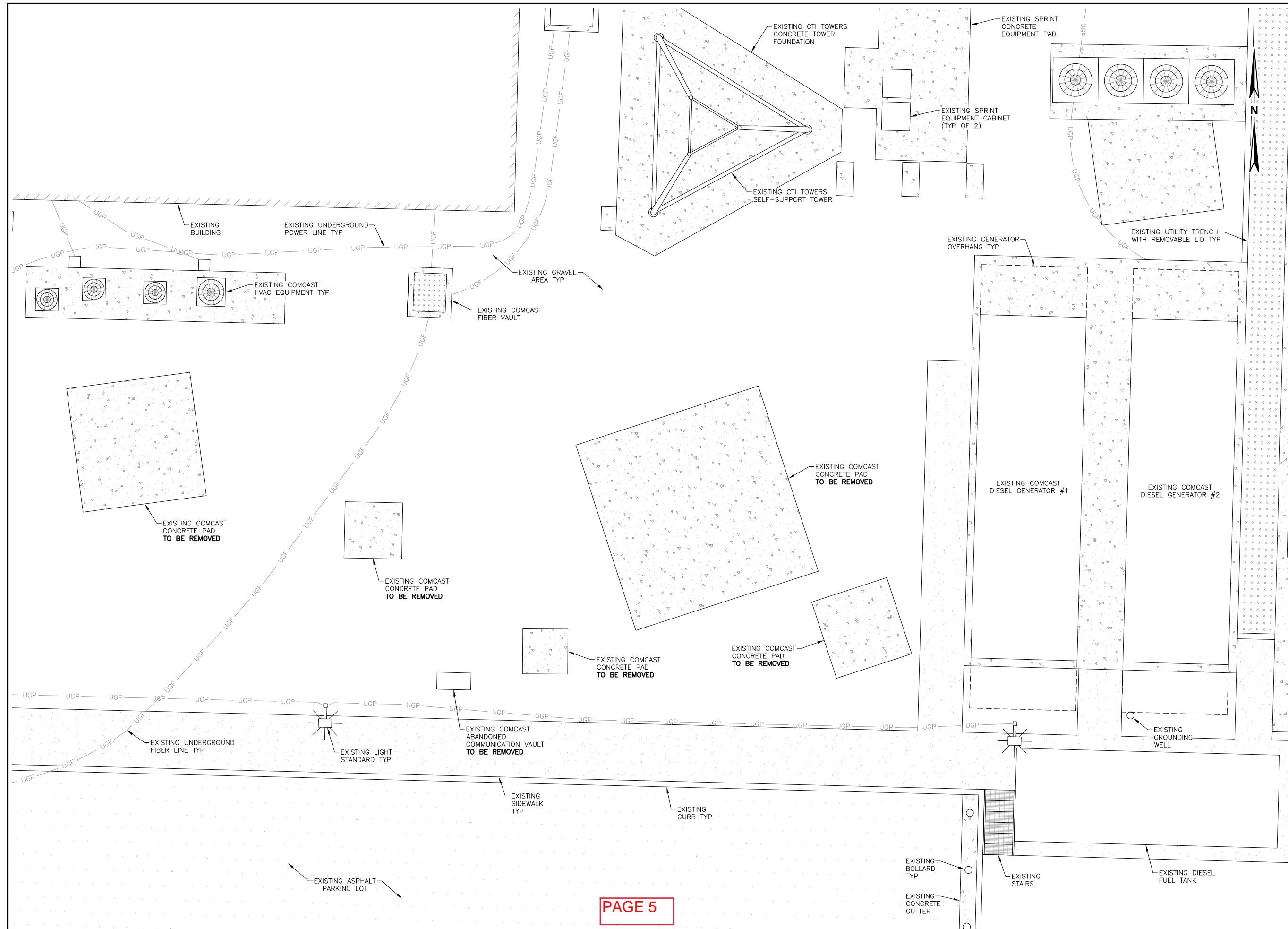
**COMCAST BEAVERTON**  
 1750 NW 173RD AVE  
 BEAVERTON, OR 97006

SHEET TITLE:

**PROPOSED SITE PLAN**

PROJECT NUMBER: -	DATE: 12/16/21
DRAFTER: BEW	PROFESSIONAL OF RECORD BEW
REVISION NO: 1	SHEET NO: C-2

PROPOSED SITE PLAN | 1



CLIENT:

CLIENT:

IMPLEMENTATION TEAM/CLIENT:

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REV	DATE	DESCRIPTION
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-	-	-
1	6/13/22	FZD'S ISSUED FOR COMMUNITY MEETING

PROJECT:

**COMCAST BEAVERTON**  
 1750 NW 173RD AVE  
 BEAVERTON, OR 97006

SHEET TITLE:

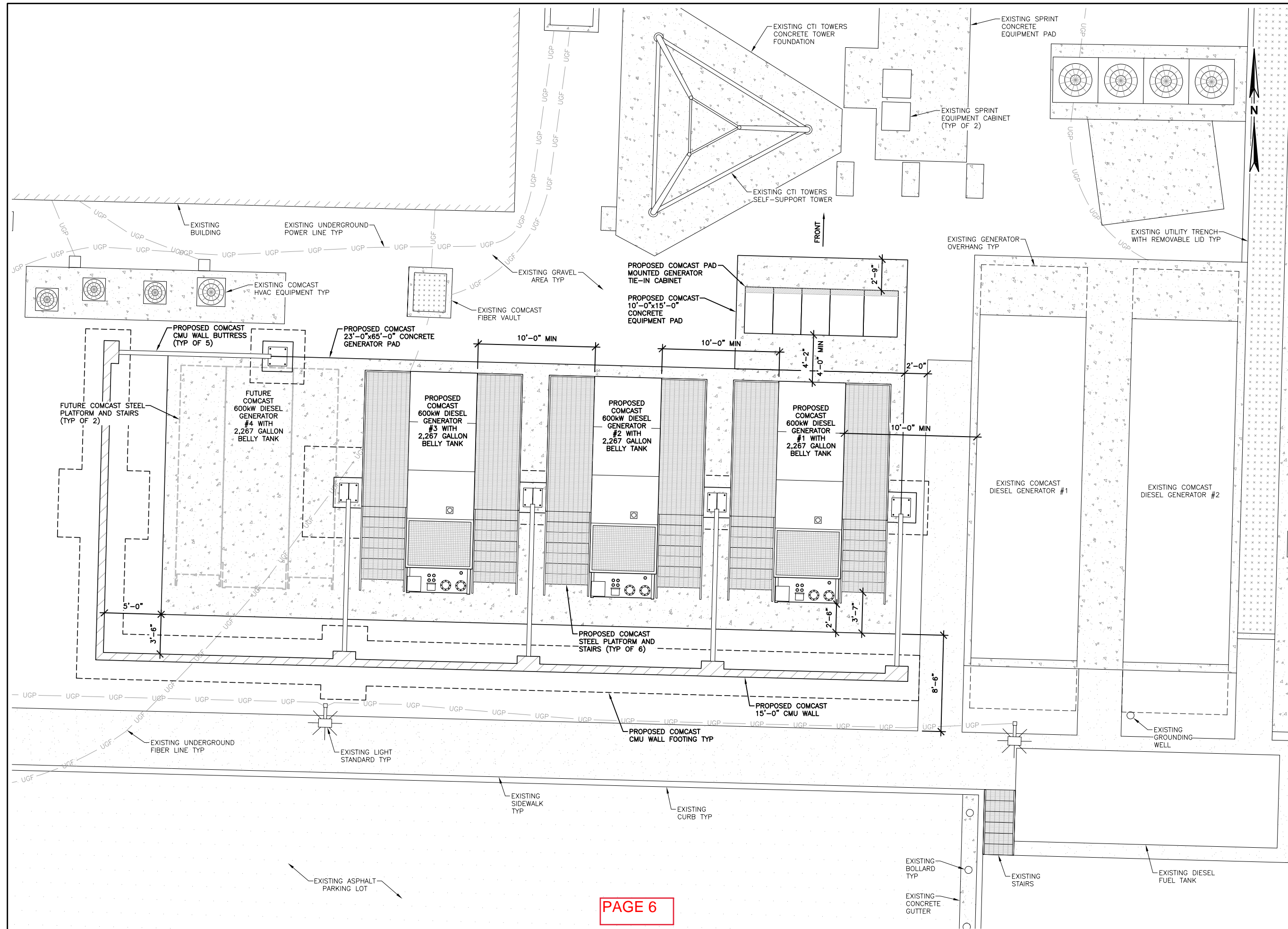
**EXISTING COMPOUND PLAN**

PROJECT NUMBER: -	DATE: 12/16/21
DRAFTER: BEW	PROFESSIONAL OF RECORD BEW
REVISION NO: 1	SHEET NO: A-1

**PAGE 5**

22"x34" SCALE: 1/4" = 1'-0"  
 11"x17" SCALE: 1/8" = 1'-0"

EXISTING COMPOUND PLAN 1



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REV	DATE	DESCRIPTION
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1	6/13/22	FZD'S ISSUED FOR COMMUNITY MEETING

PROJECT:  
**COMCAST BEAVERTON**  
 1750 NW 173RD AVE  
 BEAVERTON, OR 97006

SHEET TITLE:  
**PROPOSED COMPOUND PLAN**

PROJECT NUMBER: -	DATE: 12/16/21
DRAFTER: BEW	PROFESSIONAL OF RECORD BEW
REVISION NO: -	SHEET NO: -

1 A-2

PAGE 6

22"x34" SCALE: 1/4" = 1'-0"  
 11"x17" SCALE: 1/8" = 1'-0"

PROPOSED COMPOUND PLAN 1



IMPLEMENTATION TEAM/CLIENT:



DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DRAWINGS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF LYNX CONSULTING, INC. NEITHER LYNX CONSULTING, INC. NOR THE ARCHITECT WILL BE PROVIDING CONSTRUCTION REVIEW OF THIS PROJECT.

22"x34" SCALE: NOT TO SCALE  
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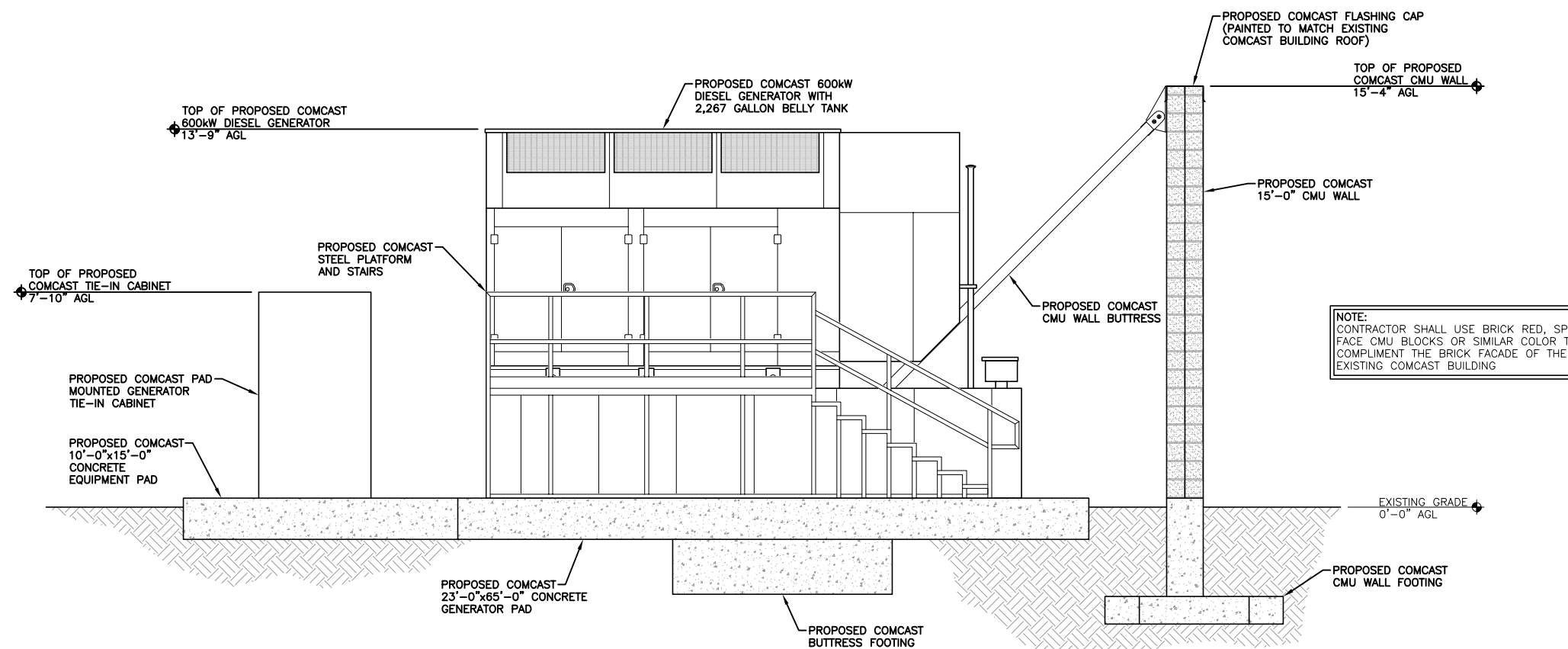
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11"x17" SCALE: NOT TO SCALE

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REV	DATE	DESCRIPTION
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-	-	-
-	-	-
1	6/13/22	FZD'S ISSUED FOR COMMUNITY MEETING

PROJECT:  
**COMCAST BEAVERTON**  
1750 NW 173RD AVE  
BEAVERTON, OR 97006

SHEET TITLE:  
**PROPOSED EQUIPMENT ELEVATION**

PROJECT NUMBER: -	DATE: 12/16/21
DRAFTER: BEW	PROFESSIONAL OF RECORD BEW
REVISION NO: 1	SHEET NO: A-3

22"x34" SCALE: 3/8" = 1'-0"  
11"x17" SCALE: 3/16" = 1'-0"  
2' 1' 0' 2'

**Ed Fournier**

---

**From:** David Kamin <davidk@johnlscott.com>  
**Sent:** Monday, November 28, 2022 7:06 PM  
**To:** Ed Fournier  
**Subject:** Re: NAC June Agenda - Comcast presentation notes

Hi Ed,

This email is to confirm that Ed Fournier made a Zoom presentation on June 14<sup>th</sup> to our NAC and included the email below with an attachment of notes from the meeting. Please call or email if you have further questions.

At your service,

**David Kamin**  
John L Scott Real Estate  
Principal Broker Licensed in Oregon  
Accredited Buyers Agent  
[503-716-6094](tel:503-716-6094)  
[davidk@johnlscott.com](mailto:davidk@johnlscott.com)  
[www.davidk.johnlscott.com](http://www.davidk.johnlscott.com)



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**From:** Ed Fournier <ed@landservicesnw.com>  
**Sent:** Monday, November 28, 2022 2:46 PM  
**To:** David Kamin <davidk@johnlscott.com>  
**Subject:** FW: NAC June Agenda - Comcast presentation notes

Good Afternoon David – hope you had a good Thanksgiving.

The application for this project has been submitted to the City and I am being asked for confirmation that this was received by you. I know this was some months ago, but can you reply that you did receive the below e-mail and meeting notes from me? Thank you.

**Ed Fournier**  
**503/260-0350 mobile**



---

**From:** Ed Fournier <[ed@landservicesnw.com](mailto:ed@landservicesnw.com)>  
**Sent:** Tuesday, June 14, 2022 8:49 PM  
**To:** 'David Kamin' <[davidk@johnlscott.com](mailto:davidk@johnlscott.com)>  
**Subject:** RE: NAC June Agenda - Comcast presentation notes

Good Evening David – thank you for your time this evening. Attached are my meeting notes of my presentation as well as the follow up questions. Thank you for your time this evening at the NAC.

**Ed Fournier**  
**503/260-0350 mobile**

---

**From:** Ed Fournier <[ed@landservicesnw.com](mailto:ed@landservicesnw.com)>  
**Sent:** Monday, June 13, 2022 9:25 AM  
**To:** 'David Kamin' <[davidk@johnlscott.com](mailto:davidk@johnlscott.com)>  
**Subject:** NAC June Agenda - Comcast presentation document

Hello David – attached is a PDF document with some photos and drawings for the meeting tomorrow evening. I am assuming you or others with the NAC can make these visible to the on-line attendees, and I can provide some dialog for each to describe the proposed project as we move through the pages. I will be on line at the start of the meeting and await my time as the meeting progresses.

Do let me know of any questions and thank you for your continued assistance with this matter.

**Ed Fournier**  
**Land Services Northwest, LLC**  
**541/728-3328 office**  
**503/260-0350 mobile**

NAC Meeting

6/14/2022 7:00 PM

Comcast generator replacement project summary notes

Summary of discussion by Ed Fournier as Agent for Comcast:

This meeting was a virtual event. Ed Fournier was introduced as the consultant for Comcast. It was explained that the need for replacement of two generators with three new units and planning for the fourth was discussed. The importance of this Comcast facility as the communications hub for residential, commercial and institutional users and the requirement that it always stay active was reviewed. It was noted that this public meeting is part of a city code requirement as part of the permitting process. The City not having a sound limit in its Code for emergence equipment such as these generators was relayed to the attendees.

It was explained that the existing generators are nearing the end of their service life and do not have the needed capacity for future growth the additional three units and planned fourth will allow for future growth, redundancy, and scalability for emergency backup power. An air photo was shown that of the existing facility as well as photos of the existing generators and gravel area for the proposed replacement generators. Also, site plans for the overall parcel were shared as well as detailed site plans of the replacement generators were shared with the group online.

The existing generators not being screened and having an external muffler system was shown via a photo and in contrast to the proposed replacement generators which will have integrated muffler systems and to the sound attenuating shroud and also will be screened by a wall to the south and to the west.

The future city review process was discussed as a design review and conditional use permit. The city will hold a hearing and provide notice to adjacent properties and at this hearing attendees will have the ability to provide public comments directly to the city.

Questions:

- Questions were only from NAC Panelists and not the public.
- An inquiry was made as to the generator noise. The answer that a sound report was not available at this time to the consultant but that given the new generators will have the muffler integrated into the shroud and be surrounded by a tall screen wall of the sound output should be less.

- The electrical output of the existing generators and propose generators was reviewed. The existing generators will put out less electrical energy per unit, but there shall be more of them.
- A question as to what entity determines an emergency power situation. It was replied that Comcast will have the generators run any time the facility is without commercial power as supplied by PGE. This Comcast facility must maintain electrical service to remain functional and provide services to the users throughout the Western Portland metropolitan area.
- It was asked how long the generators could run on diesel. The consultant did not know exact answer but there are large diesel tanks with each unit and they can also be refueled on site to theoretically run for as long as needed. Such is the case with the existing generator units as well.
- The question was is to maintenance frequency. As with the existing generator units to be replaced, that we'll be determined by the manufacturer and frequency of use. Each unit will be brought offline for maintenance as is needed to maintain the functionality of each generator unit.

Meeting attendance roster:

Panelists

Miles Glowacki

David Kamin

Lori Leach

Erik Lehr

Attendees

Bessie Saoit

Michael Holcomb