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OK

March 31, 2021

**RE: VIRTUAL NEIGHBORHOOD REVIEW MEETING
PROPOSED DEVELOPMENT**

Dear Neighbor:

LRS Architects Inc is representing the owner of the property located at 7115 NW Kaiser Rd in the North Bethany Plan District, more specifically shown by the attached map. The Owner is considering a proposal to construct a four-story 52,000 SF mixed-use building and associated site development including parking, greenspace and stormwater management. The building will include two floors of apartments for rent and two floors of lease space that will include restaurant, office and academic uses. Prior to applying to the Washington County Department of Land Use & Transportation we would like to take the opportunity to discuss the proposal in more detail with you. CPO7

The purpose of this **VIRTUAL** meeting is to provide a forum for the applicant and surrounding property owners/residents to review the proposal and to identify issues so that they may be considered before a land development application is submitted to the County. This meeting gives you the opportunity to share with us any special information you know about the property involved. We will attempt to answer questions which may be relevant to meeting development standards consistent with Washington County's Community Development Code and the respective Community Plan.

Pursuant to Washington County's Resolution & Order No. 2006-20, you are invited to attend a Virtual meeting on:

Thursday, April 22nd at 6:00 PM ✓

<https://lrsarchitects.zoom.us/j/95024162015?pwd=SVI6NFZxZjNXSIE2VWp1WINDUndSZz09>

Join Zoom Meeting (www.zoom.com)

Meeting ID: 950 2416 2015

Passcode: 237067

Dial In Number: 1 253 215 8782 (a toll free number can be provided on request)

Documents for review and discussion at the meeting will be posted the day of the meeting at (this link can also be forwarded on request):

<https://dropship.lrsarchitects.com/public/folder/zeCfKEae5UKlcsd1vpqAMQ/7115%20NW%20Kaiser%20Drawings>



720 NW DAVIS STREET • SUITE 300 • PORTLAND, OREGON 97209
503.221.1121 • WWW.LRSARCHITECTS.COM

Please note this meeting will be an informational meeting on preliminary development plans. These plans may be altered prior to submittal of the application to the County. Depending upon the type of land use action required, you may receive official notice from Washington County for you to participate with written comments and/or an opportunity to attend a public hearing.

Any written comments can be emailed to me at pboundy@lrsarchitects.com or mailed to 720 NW Davis Street, Suite 300, Portland, Oregon 97209. I can also be reached at (503) 806-5144.

We look forward to more specifically discussing the proposal with you.

Sincerely,



Paul Boundy, Managing Principal
LRS Architects, Inc.

Required Attachments:

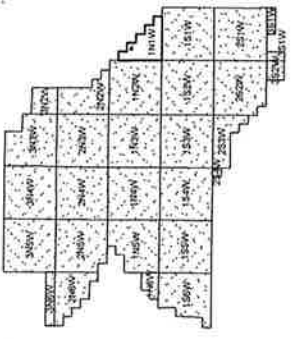
G.I.S. or Tax Map
Packet titled, "Welcome to a Neighborhood Review Meeting"
Preliminary Site Plan

Narrative of Project:

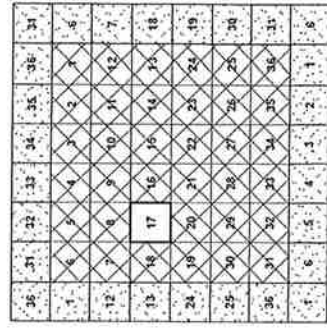
The proposed project is a four-story 52,000 SF mixed use building along with site development that will include approximately 60 parking spaces. The building will be located in the southeast corner of the site directly adjacent to the NW Lakemont and NW Kaiser Road. There will be 25,000 SF of commercial space on the first and second floor proposed for education enrichment programs for K-12 students including a ballet studio, classrooms and a small gymnasium and supporting offices. Space will also be available for lease for restaurant and retail use. The third and fourth floors will include 20 apartment units.

The exterior design is still in process but will include a strong corner element per N. Bethany Main Street UDP with active uses along both NW Lakemont and NW Kaiser. The exterior materials will be similar to adjacent buildings.

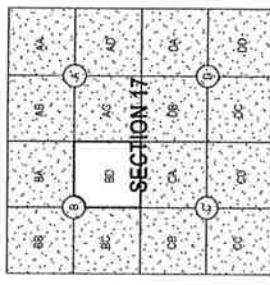
The single parking lot entry will be aligned with 158th. The western-most 75' of the site will remain as greenspace and the large cedar trees will remain.



WASHINGTON COUNTY OREGON
SE 1/4 NW 1/4 SECTION 17 T1N R1W W.M.
SCALE 1" = 100'



FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT
www.co.washington.or.us

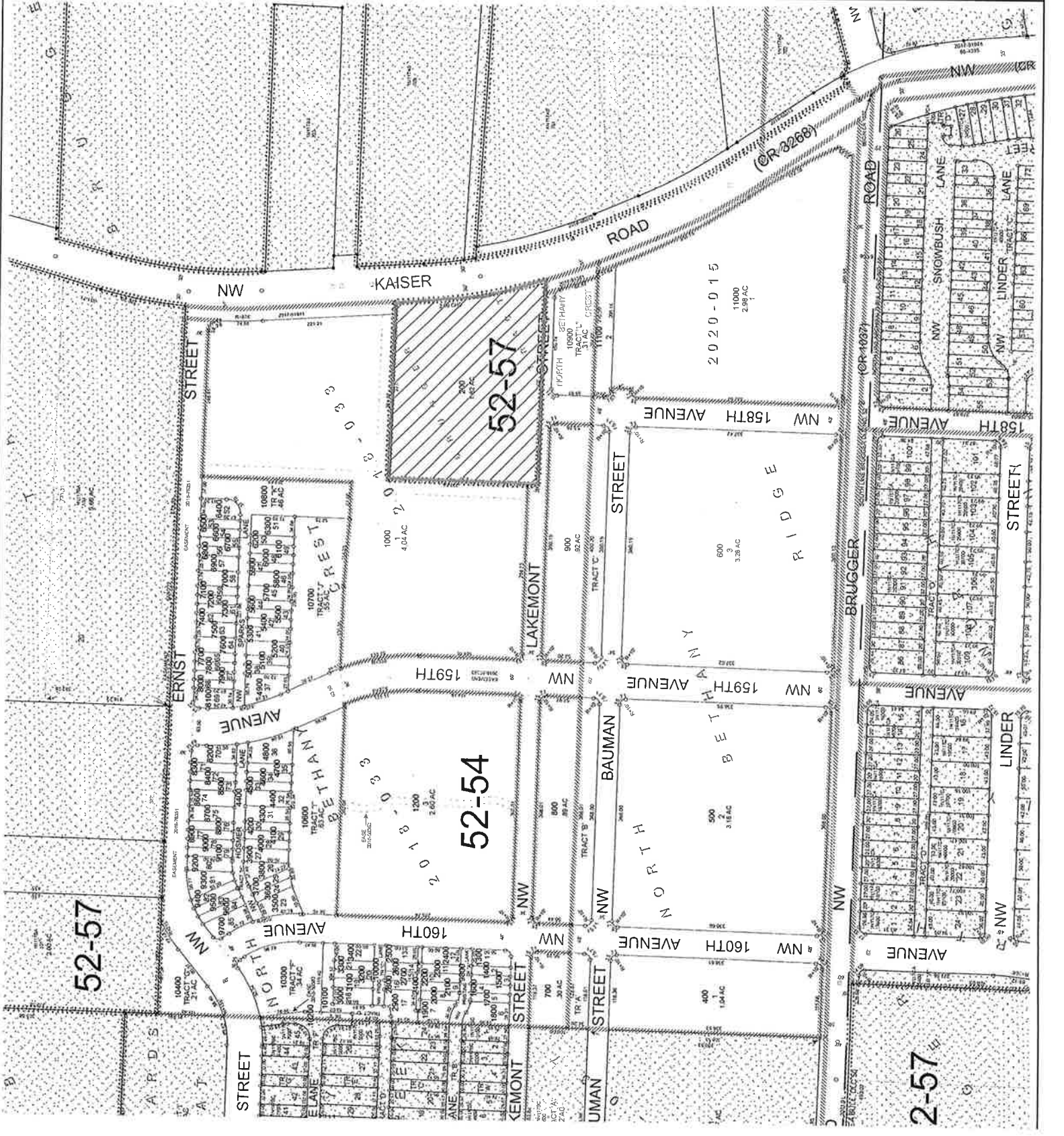


Cancelled Taxlots For: 1N117BD
100.1100.300



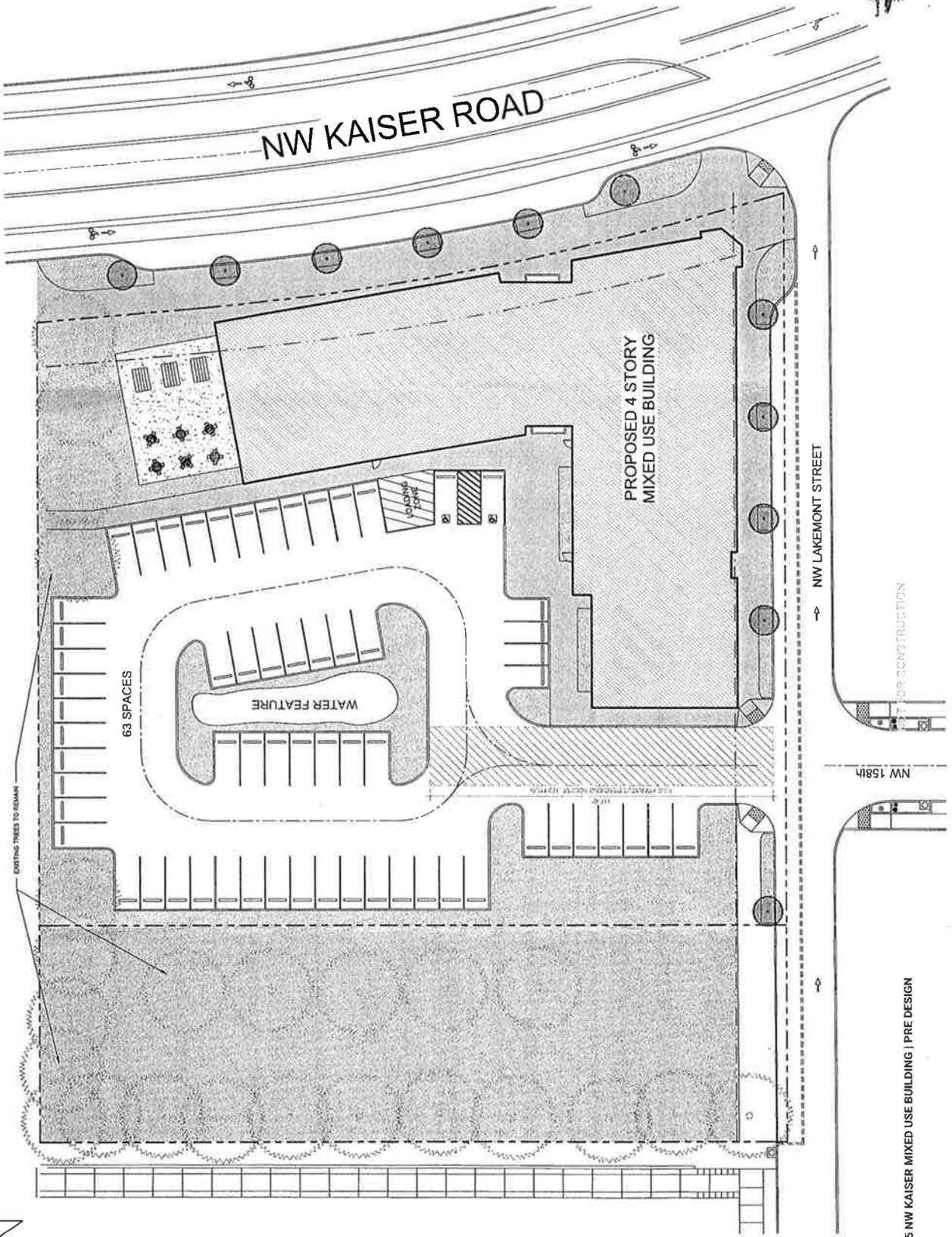
PLOT DATE: 8/11/2020
FOR ASSESSMENT PURPOSES
ONLY. DO NOT RELY ON
FOR OTHER USE

All areas delineated by other gray shading on a cadastral plan are not shown for assessment purposes. Please contact the Assessor's Office for the most current information.



SITE PLAN

A0



Scale: 1/16" = 1'-0"

LRS
ARCHITECTS
221117 | 7115 NW KAISER MIXED USE BUILDING | PRE DESIGN
04/01/21

Welcome to a Neighborhood Review Meeting (Attachment B)

The citizens of Washington County have an individual and a collective responsibility to assure that neighborhoods are developed in a manner that is consistent with Washington County's Community Development Code (CDC). Before submitting certain land use development applications* to Washington County for review, the applicant must meet with neighbors who live near the proposed development, as required by Washington County's CDC. This meeting has been scheduled by, and will be conducted by, the applicant. The applicant is sometimes the property owner but can be the property owner's representative, such as the architectural or engineering firm, builder or developer.

It must be recognized that the applicant has a right to develop or change the property involved in accordance with the CDC, the Community Plan and any previous Conditions of Approval for an approved development application. After submission, a copy of your Community Plan or the development application may be obtained from Washington County's Department of Land Use & Transportation (DLUT) for a nominal fee. Community Plans and the Community Development can be viewed on the County's website.

Community Plans: www.co.washington.or.us/LUT/Divisions/LongRangePlanning/Publications/index.cfm

Community Development Code: www.co.Washington.or.us/DevCode

MEETING PURPOSE: The purpose of a neighborhood meeting is to provide a forum for the applicant, surrounding neighbors, and interested members of the Community Participation Organization (CPO) to consider the proposed application and to discuss issues/concerns before the development application is submitted to the County. This meeting gives everyone the opportunity to share with the applicant any special information about the property involved and to express all concerns about the proposed development. The applicant is required to take notes during this meeting and to provide a record of comments and their answers, which will be turned into the County as part of the development application. The meeting may be tape-recorded in order to assist an applicant with note taking, but the formal meeting minutes are required to be documented in written form, including meeting date/time, names/addresses of attendees and verbal/written comments received.

MEETING GOAL: The goal of a neighborhood meeting is to inform and encourage citizen involvement early in the development process so that the resultant development application may be more responsive to neighborhood concerns.

WHAT'S NEXT? Neighbors and others requesting notification will have opportunities, after a development application has been submitted, to express their ideas and concerns either during a public comment period or a public hearing (see Attachment C for details on Type II and Type III processes). Notification of public input/review time periods are sent to property owners with property within 500 feet of an urban development (1000 feet for rural) and as a courtesy to those registered on the sign-in sheet at the neighborhood meeting. Progress of the submitted application will be reported in the CPO Newsletters or individuals can request to be included on the notification list by contacting Current Planning at 503-846-8761, faxing your request to 503-846-2908, or email lutdev@co.washington.or.us. You can also visit the **Projects Under Review** webpage at <http://www.co.washington.or.us/LUT/Divisions/CurrentPlanning/Projects/projectsunderreview.cfm>

The development application submitted to the County may differ from the one presented at this meeting. The CPO leaders receive a copy of the complete land use development application initially proposed (including detailed drawings and descriptions) and can share that information upon request. CPO leaders' contact information is listed in the CPO newsletters. If there are serious concerns, it is necessary to be involved at each stage of the development since changes are a natural part of the development process.

To receive a copy of the County's recommendation and staff report for the application and/or the Notice of Decision and staff report for the application, you will need to become a party of record to the application. To become a party of record for a Type II application (administrative decision without a public hearing), submit a written request during the public comment period for the application. To become a party of record for a Type III application (decision requiring a public hearing) submit a written request after the notice of the hearing has been mailed and prior to the public hearing date. The Notice of Decision will be mailed to all those within the Public Notice boundary.

You are strongly discouraged from writing or calling DLUT immediately after this Neighborhood Meeting. The County will be unaware of this proposal until the development application has been submitted, at which time a case file number and staff person will be assigned. Once the application is deemed complete, notices will be sent to neighboring properties (within 500' urban and 1,000' rural) and the area CPO. Submit comments after receipt of the notice from the County and include the case file number. The DLUT Staff Report, written prior to the final Conditions of Approval, will respond to all written comments received during the comment period.

Individuals who live in, or have a business in Washington County are members of the county's Community Participation Organization (CPO) program. To receive a free monthly CPO newsletter for your area, contact the CPO Office and request to receive either an electronic or paper newsletter. Consider signing up for the electronic copy which saves the CPO program funds. Subscribers will receive one monthly email informing that the CPO newsletter is posted online.

Individuals who prefer to receive a paper copy of the CPO newsletter can give their name and address to the CPO representative at this meeting, if one is present, or call the CPO offices at 503-846-6288, or sign-up online at <http://www.co.washington.or.us/cao/cpo/>.

* Refer to Washington County Community Development Code section 203-3

Washington County Department of Land Use & Transportation

Summary of Type II & Type III Land Development Application Process

(Attachment C)

