

October 1, 2020

RE: **VIRTUAL NEIGHBORHOOD REVIEW MEETING**  
PROPOSED DEVELOPMENT: Target, 12675 NW Cornell Road

RECEIVED  
OCT 6 2020  
PLANNING & DEVELOPMENT  
LAND USE & TRANSPORTATION

Dear Resident:

I am Jennifer Steen with Kimley-Horn and Associates, Inc., and I am working with Target, who is the applicant of the property located at 12675 NW Cornell Road, Portland, OR 97229, in the Cedar Hills Cedar Mill Community Plan (CMCP) District, more specifically shown by the attached map. Target is considering a proposal to do tenant improvements of the former Bales Marketplace into a Target store that would offer general merchandise, grocery and alcohol sales, as well as a pharmacy and Starbucks café. 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.

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:

Monday, October 26, 2020 at 6 p.m.

Online: <https://register.gotowebinar.com/register/6750027637200968207>

Via Phone: 1-877-309-2071; Access code: 289-785-482

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.

Written comments and questions can be submitted to me via email or postal service. My email address is [jennifer.steen@kimley-horn.com](mailto:jennifer.steen@kimley-horn.com) and my mailing address is 765 The City Drive, Suite 200, Orange, CA 92868.

We look forward to more specifically discussing the proposal with you. Contact me at 714-705-1340 if you have questions.

Sincerely,

Jennifer Steen

Attachments:

- A. Project Narrative
- B. Site Plan
- C. G.I.S. or Tax Map
- D. Proposed Elevations
- E. Packet titled, "Welcome to a Neighborhood Review Meeting"



## **PROJECT NARRATIVE**

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Kimley-Horn and Associates, a consultant for the Target Corporation, is serving as the project applicant for the proposed tenant improvement at the former Bales grocery store located within the Cedar Mill Marketplace shopping center. The Target store will offer general retail merchandise, grocery and alcohol for sale, and provide an in-store pharmacy and a Starbucks café. Target is proposing exterior façade, signage and interior tenant improvements while maintaining the existing building footprint, and no site plan changes are proposed.

The exterior design materials and colors will be updated with neutral grey tones that also reflect Target brand colors throughout the country. Additional EIFS panels will be installed above the main entry as well as on the tower element to enhance the façade aesthetic. The building will be re-designed to make the appearance more current and feel less dated. Target's exterior remodel will add visual interest and articulation to the building facade using materials, textures and wall plane changes. The updates will enhance store visibility and improve navigation for guests arriving by car, bicycle, or on foot.

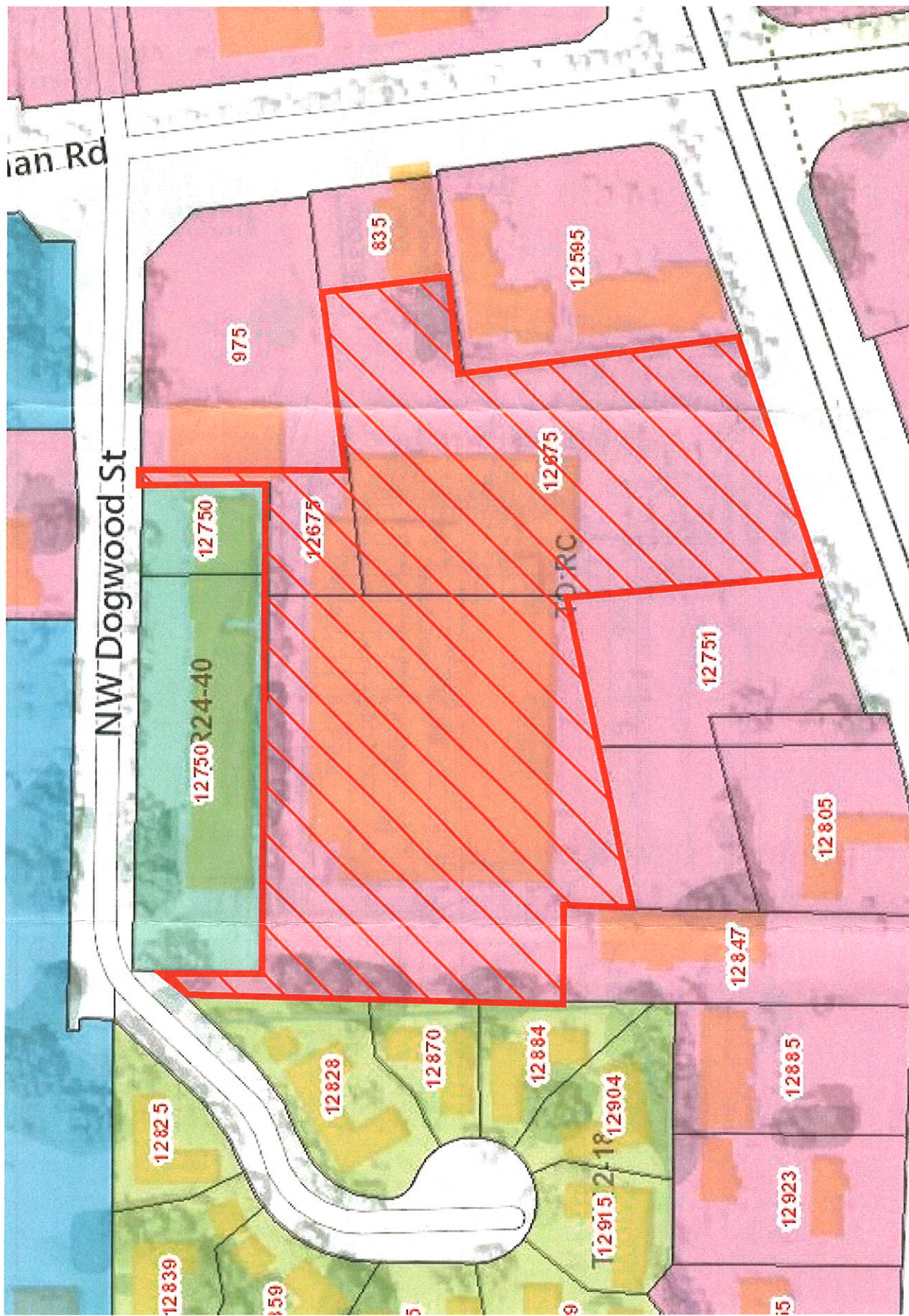
Building signage will be provided on the tower element and above the entrance.

To facilitate contactless shopping, Target will provide designated parking stalls for guests using Drive Up services. Directional signage and parking lot striping will identify these spaces.











## Welcome to a Neighborhood Review Meeting

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](http://www.co.washington.or.us/LUT/Divisions/LongRangePlanning/Publications/index.cfm)

**Community Development Code:** [www.co.Washington.or.us/DevCode](http://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](mailto: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

