



Community Development Department
Planning Division
12725 SW Millikan Way / PO Box 4755
Beaverton, OR 97076
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www.BeavertonOregon.gov

NOTICE OF DECISION

Notice Date: **December 14, 2020**

Date of Final Decision: **December 9, 2020**

Project Name & Number: **Downtown Design District CPA2020-0004 TA2020-0002
ZMA2020-0004**

Ordinance No. 4799, "An Ordinance Amending Ordinance No. 4187, The Comprehensive Plan, Specific To Land Use Element (Volume 1, Chapter 3) And Downtown Beaverton Regional Center Community Plan (Volume V), And Ordinance No. 2050, The Development Code, CPA 2020-0004, TA 2020-0002, ZMA 2020-0004 Downtown Design Project Comprehensive Plan Amendment, Text Amendment, Zoning Map Amendment", was first read on the December 1, 2020, City Council agenda then passed by the City Council after second reading on the December 8, 2020, City Council agenda. The Mayor approved and signed Ordinance No. 4700 on December 9, 2020.

Appeal: Any appeal of this decision should be made to the State of Oregon Land Use Board of Appeals (LUBA) as provided in ORS 197.805 through ORS 197.860. A notice of intent to appeal shall be filed not later than 21 calendar days after notice of decision is mailed or otherwise submitted to parties entitled to notice under ORS 197.615. Mailing of notice on Monday, December 14, 2020, results in an appeal deadline of Monday, January 4, 2021.

Materials for review: This decision is available for review by contacting city staff at 503-526-2420. A copy of any or all materials may be obtained at reasonable cost.

***NOTE: The City of Beaverton has declared a State of Emergency due to COVID-19 and the Community Development Division is closed to the public until further notice. The Community Development Department is evaluating temporary changes to processes and procedures to respond appropriately to the COVID-19 State of Emergency and is committed to ensuring that the land use review process continues to fulfill the requirements of state and local law while protecting the health and wellbeing of the community. ***

Sincerely,

Steve Regner
Senior Planner

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Project Name: Downtown Design District Amendments

Case File No.: CPA2020-0004, TA2020-0002, ZMA2020-0004

Summary of Application: The City of Beaverton proposes to amend the Comprehensive Plan, amend the Development Code, and rezone properties within the Downtown Regional Center. The Comprehensive Plan amendments include updating the Land Use Element (Volume I, Chapter 3), the Downtown Regional Center Community Plan and the Comprehensive Plan Map. The Development Code amendments include adding a new Chapter (Chapter 70) to regulate the development of property within the Downtown Design District. Additional amendments to Chapters 10, 20, 40, 50, 60, and 90 are proposed to integrate the new Downtown Design District Code with the existing Development Code, as well as to modify required off-street parking and loading requirements. The Zoning Map Amendments will result in properties zoned within the Downtown Design District Properties as one of the following zones: Regional Center – Beaverton Central (RC-BC), Regional Center – Old Town (RC-OT), Regional Center – Mixed Use (RC-MU), or Regional Center – Downtown Transition (RCDT). The proposed amendments will implement the Downtown Design Project, the 2018 Urban Design Framework and elements of the current the Downtown Regional Center Community Plan.

Project Location: The proposed amendments apply to properties in and adjacent to the Downtown Regional Center.

Applicable Criteria Sections: Criteria for Legislative Amendments are listed in Section 1.5 of the Comprehensive Plan
Development Code Section 40.85.15.1.C.1-7 (Text Amendment Approval Criteria)
Development Code Section 40.97.15.2.C.1-7 (Zoning Map Amendment Approval Criteria)

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