



Community Development Department  
Planning Division  
12725 SW Millikan Way / PO Box 4755  
Beaverton, OR 97076  
General Information: (503) 526-2222 V/TDD  
[www.BeavertonOregon.gov](http://www.BeavertonOregon.gov)

## NOTICE OF DECISION

Notice Date: **December 14, 2020**

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

Project Name & Number: **Downtown Design Project Active Ground-floor Text Amendment TA2020-0004**

**Ordinance No. 4800**, "An Ordinance Amending Ordinance No. 2050, The Development Code, TA 2020-0004, Downtown Design Project Active Ground-floor Text 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. 4800 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 a 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

cc: Brett Francis  
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**Project Name: Downtown Design District Active Ground Floor Use Text Amendment**

**Case File No.: TA2020-0004**

**Summary of Application:** The City of Beaverton proposes to amend the Development Code by adding additional provisions to Chapter 70 that will require active uses to occupy ground floor tenant spaces on certain streets. 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. These rules are proposed to be considered for approval concurrently with CPA 2020-0004, TA2020-0002 and ZMA2020-0004, but staff recommends a delayed effective date of July 1, 2021, in response to the economic and public health considerations of the COVID-19 pandemic.

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

**Applicable Criteria Sections:** Development Code Section 40.85.15.1.C.1-7

**Staff Contact:** Steve Regner [sregner@BeavertonOregon.gov](mailto:sregner@BeavertonOregon.gov), (503) 526-2675