



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

TYPE 2 NOTICE OF DEVELOPMENT PROPOSAL

Project Name:	2ND AND LOMBARD APARTMENTS
Case File No.:	ADJ2018-0009 / DR2018-0177 / LD2018-0042 / TP2018-0012
Summary of Application:	The applicant, Rembold Properties, requests Design Review Two approval for the construction of a 172 unit, mixed use apartment building, with associated parking and site improvements. The applicant is also requesting Minor Adjustment approval for a height increase of four feet above the permitted height in the zone, a Tree Plan Two for the removal of community trees related to construction, and a Replat Two for the purposes of consolidating multiple lots into one legal lot.
Project Location:	4755 SW Lombard Ave, 4870 SW Franklin Ave, 4855 SW Lombard Ave, and 4825 SW Lombard Ave Tax Lots 3900, 4100, 4101, 5000 and 5400 of Washington County Assessor's Map 1S115BC
Zoning & NAC:	Regional Center Old Town (RC-OT) Central Beaverton
Applicable Criteria:	Development Code Sections <i>40.03 Facilities Review,</i> <i>40.10.15.1.C Minor Adjustment,</i> <i>40.20.15.2.C Design Review Two,</i> <i>40.45.15.3.C Replat Two</i> <i>40.90.15.2.C Tree Plan Two</i>
Due Date for Written Comments:	No later than 4:30 PM, Wednesday March 20, 2019
Facilities Review Com. Mtg. Date:	Wednesday March 20, 2019
	The Facilities Review Committee will forward a recommendation of action on the proposed development to the Director. The Director will issue a written decision approximately fourteen (14) calendar days after the Facilities Review Committee meeting.

Staff Contact:

Steve Regner, Senior Planner (503) 526-2675
sregner@BeavertonOregon.gov

Mailed written comments shall be sent to the Current Planning Division, PO Box 4755, Beaverton, OR 97076. Written comments submitted in person shall be delivered to the Planning Division, 4th Floor, the Beaverton Building, 12725 SW Millikan Way, between the hours of 7:30 a.m. and 4:30 p.m., Monday through Friday, except holidays.

Please reference the Case File Number and Project Name in your written comments. Failure to raise an issue or failure to provide statements or evidence with sufficient specificity to afford the decision-making authority an opportunity to respond to such issue, may preclude appeal to the Land Use Board of Appeals on that issue.

A copy of the pre-application conference comments, all documents and evidence submitted by or on behalf of the applicant, and applicable criteria are available for review at the Planning Division, 4th Floor, the Beaverton Building, 12725 SW Millikan Way, between the hours of 7:30 a.m. and 4:30 p.m., Monday through Friday, except holidays.

The Facilities Review Committee is not a decision-making body but advises the Director on a project's conformity to the technical criteria specified in Section 40.03 of the Beaverton Development Code. The Director will include the Committee's recommendation and findings in the Notice of Decision that is issued following the meeting. The Facilities Review Committee meeting is open to the public, but is not intended for public testimony.

Copies of the staff report will be made available on the City's website or may be purchased at the Planning Division Counter for a reasonable cost. The Director's decision may be viewed at: <http://apps.beavertonoregon.gov/DevelopmentProjects/>.

Accessibility information: *This information can be made available in large print or audio tape upon request. Assistive listening devices, sign language interpreters, or qualified bilingual interpreters can be made available at any public meeting or program with 72 hours advance notice. To request these services, contact Steve Regner by calling (503) 526-2675 or email sregner@beavertonoregon.gov.*