



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:	5150 SW Western Ave.
Case File No.:	DR2022-0004 / TP2022-0005
Summary of Application:	The applicant, Panattoni Development Company, Inc., requests Design Review Two approval to redevelop a site with an existing 94,609 square foot industrial building. Site improvements include updates to the existing parking lot located west of the building, a new parking lot east of the building, and new landscaping. A pedestrian walkway is proposed along the building's southern façade and partially located on the adjacent property. The applicant also requests Tree Plan Two approval to remove existing trees, including trees located within a Significant Grove.
Project Location:	The site is addressed 5150 SW Western Avenue and specifically identified as Tax Lot 01000 on Washington County Tax Assessor's Map 1S114CB. The adjacent property to the south is unaddressed and specifically identified as Tax Lot 00800 on Washington County Tax Assessor's Map 1S114CB.
Zoning & NAC:	Office Industrial (OI) / Denny Whitford/Raleigh West NAC
Applicable Approval Criteria:	Development Code Section 40.03.1 <i>Facilities Review</i> , Section 40.20.15.2.C <i>Design Review Two</i> , and Section 40.90.15.2.C <i>Tree Plan Two</i> .
Due Date for Written Comments	No later than 5:00 PM, Wednesday March 29, 2023
Staff Contact:	Aaron Harris, Senior Planner aharris@beavertonoregon.gov / (503) 616-8453

NOTE: The Community Development Department is currently open to the public on a limited basis, Monday through Thursday from 8:30 a.m. to 4:30 p.m. Please note that the Community Development Department is not open to the public on Fridays at this time. Staff recommends visiting <https://www.beavertonoregon.gov/183/Community-Development> for the most up-to-date information about in-person and virtual services.

Staff strongly encourages you to submit any testimony comments or questions via email to the project Planner. Written comments on the above development proposal may also be mailed to the Current Planning Division, at PO Box 4755, Beaverton, OR 97076. Written comments, either emailed or mailed, on the above development proposal shall be received no later than 5:00 p.m. on Wednesday, March 29, 2023. Please reference the Case File Number and Project Name in your written comments and include your mailing address if you wish to receive a copy of the decision. 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.

The Facilities Review Committee Meeting with the applicant will be held Wednesday, March 29, 2023. 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 40.03.1 of the Beaverton Development Code. The Facilities Review Committee meeting is open to the public but is not intended for public testimony.

Public Comment Period Ends: March 29, 2023

The Director is the decision-making authority for the above application and shall issue a written decision on the above development proposal on or around April 12, 2023, pursuant to Section 50.40.10. Copies of the decision will be made available on the City's website <https://apps2.beavertonoregon.gov/DevelopmentProjects> or may be provided by the project Planner upon request.

For more information contact the Project Planner, Aaron Harris at aharris@BeavertonOregon.gov or 503-616-8453.

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 Aaron Harris by calling 711(503) 616-8453 or email aharris@beavertonoregon.gov.*

This document is available in other languages and formats upon request

Este documento está disponible en otros idiomas y formatos para quien lo solicite

本文档是可用在其他语言和格式

Tài liệu này có sẵn trong các ngôn ngữ khác và các định dạng theo yêu cầu

توفر هذه الوثيقة باللغات وغيرها من الأشكال بناءا على طلبها

이 문서는 요청에 따라 다른 언어와 형식으로 사용할 수 있습니다

このドキュメント(文書)は、ご希望に応じて、他の言語と形式にてご利用頂けます

Этот документ доступен на других языках и форматах по запросу