



CITY OF BEAVERTON
Community Development Department
Planning Division
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PUBLIC HEARING

RENOTICE

Hearing Date: November 17, 2021

Hearing Body: Planning Commission

Project Name: **Modera Raleigh**

Case File No.: **ADJ2021-0005 / DR2021-0058**

Summary of Application: The applicant, SERA Architects, requests Design Review Three approval to construct a new five-story multi-family development consisting of 270 apartment units and associated circulation and common spaces. The applicant also requests a Minor Adjustment to minimum land area per dwelling unit to allow three additional dwelling units than allowed by the site's zone. This project is being renoticed to include the Minor Adjustment application to the proposal.

Project Location: The site is located at the northeast corner of SW Western Avenue and SW 5th Street, specifically identified as addresses 4810 - 4950 SW Western Avenue, Tax Lot 00100 on Washington County Tax Assessor's Map 1S115AD.

Zoning & NAC: Community Service (CS) / Denney Whitford / Raleigh West NAC

Applicable Approval Criteria: Development Code Section 40.03.1 *Facilities Review* and Section 40.10.15.1.C *Minor Adjustment*
Section 40.20.15.3.C *Design Review Three*

Hearing Time and Place: City Council Chambers, First Floor, Beaverton Building, 12725 SW Millikan Way, beginning at 6:30 p.m. **Note: Public Hearings are held remotely and can be viewed at the following link:** <https://www.beavertonoregon.gov/291/Agendas-Minutes>.

Staff Contact: Steve Regner, Senior Planner
sregner@beavertonoregon.gov / 503-319-4427

How to Participate: Given the current COVID-19 crisis the City of Beaverton strongly encourages submitting written public testimony via email to the project planner. However, visitor comments and public hearing testimony can be provided in the following ways:

- In writing via email to the project planner
sregner@beavertonoregon.gov or
mailboxceddplanning@beavertonoregon.gov.

- In writing via mail to project planner to PO Box 4755, Beaverton, OR 97076
- *In person on a video link.* The Planning Commission Meeting can be viewed from the Beaverton Building Council Chambers, and in-person public hearing testimony may be provided on a computer set up in the Beaverton Building.
- *Join Zoom webinar conference via phone or computer. Meeting ID and password, as well as the meeting link, can be found at <https://www.beavertonoregon.gov/291/Agendas-Minutes>.*

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.

During this State of Emergency, staff strongly encourages you to submit any testimony comments or questions via email to the Project Planner. Pursuant to Section 50.83 of the Beaverton Development Code, written comments or exhibits submitted prior to the hearing to be submitted by staff at the hearing must be received by the City Recorder no later than 4:30 p.m. on the day of the scheduled hearing. Mailed written comments to the Commission should be sent to the attention of Steve Regner, Planning Division, PO Box 4755, Beaverton, OR 97076. To be made a part of the staff report, correspondence needs to be received by **November 5, 2021**. All written testimony provided prior to the meeting will be provided to Planning Commission prior to their decision. Please reference the Case File Number and Project Name in your written comments. Comments may also be provided via email to sregner@beavertonoregon.gov.

Staff strongly encourages you to participate in the public process by reviewing documents online and viewing the public meeting at <https://www.beavertonoregon.gov/291/Agendas-Minutes>. The City has implemented a phone-based tool for submitting oral testimony at Planning Commission meetings and/or provide an opportunity to testify via webcam at the Beaverton Building during the hearing. The telephone call-in line for public testimony during the public hearing is 503-755-9544. If you do not have the technology to view documents, watch, or participate in the meeting, please contact the project planner for additional support.

Facilities Review Committee Meeting Day: October 13, 2021

The Facilities Review Committee is not a decision making body, but advises the Director and Planning Commission on a project's conformity to the technical criteria specified in Section 40.03.1 of the Beaverton Development Code. The Director will include the Committee's recommendation in the staff report to the decision making authority. The Facilities Review Committee meeting is open to the public, but is not intended for public testimony.

A copy of the pre-application conference notes, neighborhood meeting information, and all other documents and evidence submitted by or on behalf of the applicant, and applicable review criteria, are available for inspection at the Beaverton Planning Division, 4th floor, Beaverton Building, 12725 SW Millikan Way, between the hours of 7:30 a.m. and 4:30 p.m. Monday through Friday, except holidays. A copy of the staff report will be available for inspection at no cost at least seven (7) calendar days before the hearing. A copy of any or all materials will be provided at reasonable cost. A copy of the staff report may also be viewed online at: www.beavertonoregon.gov/DevelopmentProjects

The Planning Commission shall conduct hearings in accordance with adopted rules of procedure and shall make a decision on the development application after the hearing closes. Failure to raise an issue in a hearing, by testifying in person or by letter, or failure to provide statements or evidence with sufficient

specificity to afford the decision making authority an opportunity to respond to such issue, precludes appeal to the Land Use Board of Appeals on the issue.

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 711 503-319-4427 or email sregner@beavertonoregon.gov.

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