



CITY OF BEAVERTON
Community Development Department
Planning Division
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PUBLIC HEARING NOTICE

Hearing Date: August 9, 2023

Hearing Body: Planning Commission

Project Name: REACH Elmonica Affordable Housing

Case File No.: ADJ2022-0003 / DR2022-0067 / TP2022-0009 / LLD2022-0005 /
ADJ2023-0001

Summary of Application: The applicant, Reach CDC, requests Design Review Three approval to develop a new 81-unit, four-story multi-dwelling building for regulated affordable housing for which the applicant addresses a combination of Design Standards and Guidelines. Approval of two Major Adjustment - Affordable Housing applications is also requested to 1) provide fewer off-street vehicular parking spaces than required by the Code and 2) to provide a 22.5-foot-wide two-way drive aisle where 24 feet is required. The applicant also seeks Tree Plan Two approval for the removal of more than five Community Trees from the site. Lastly, Legal Lot Determination approval is requested to determine the legal status of the lot that comprises the site.

Project Location: The site is located at the southwest corner of the intersection of SW Baseline Road and SW 170th Avenue at 17030 SW Baseline Road, 17160 SW Baseline Road and 1111 SW 170th Avenue, specifically identified as Tax Lots 100, 400, and 2500, on Washington County Tax Assessor's Map 1S106DB. The scope of work proposed for this project at 17160 SW Baseline Road and 1111 SW 170th Avenue is limited to the shared use of the access point to SW Baseline Road and the drive aisle associated with the adjacent development, Elmonica Mixed Use (casefile numbers DR2022-0139 / TP2022-0015 / LD2022-0018 / LLD2023-0003).

Zoning & NAC: Station Community Multiple Use (SC-MU) / Five Oaks/Triple Creek NAC

Applicable Approval Criteria: Development Code Sections:
Section 40.03.1 *Facilities Review*,
Section 40.10.15.4.C *Major Adjustment - Affordable Housing*,
Section 40.20.15.3.C *Design Review Three*,
Section 40.47.15.1.C *Legal Lot Determination*, and
Section 40.90.15.2.C *Tree Plan Two*

Hearing Time and Place: Zoom Webinar beginning at 6:30 p.m.
Note: Public Hearings are held remotely and can be viewed at the following link: <https://beavertonoregon.gov/913/Agendas-Minutes>

<p>Staff Contacts:</p>	<p>Brittany Gada, Associate Planner bgada@beavertonoregon.gov / (971) 724-0517</p>
<p>How to Participate:</p>	<p>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:</p> <ul style="list-style-type: none"> • In writing via email to the project planner bgada@beavertonoregon.gov or mailboxcddplanning@beavertonoregon.gov. • In writing via mail to project planner to PO Box 4755, Beaverton, OR 97076 • Join Zoom webinar conference via phone or computer. Meeting ID and password, as well as the meeting link, can be found at https://beavertonoregon.gov/913/Agendas-Minutes • If you do not have the technology to join the meeting virtually to provide testimony and you wish to do so, please contact planning staff for assistance.

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.

Pursuant to Section 50.83 of the Beaverton Development Code, written comments, emails 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 Brittany Gada, Planning Division, PO Box 4755, Beaverton, OR 97076. To be made a part of the staff report, correspondence needs to be received by **July 28, 2023**. All written testimony received prior to the meeting will be provided to the Planning Commission prior to their decision. Please reference the Case File Numbers and Project Name in your written comments. Comments may also be provided via email to bgada@beavertonoregon.gov.

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 8:30 a.m. and 4:30 p.m. Monday through Thursday 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

Staff strongly encourages you to participate in the public process by reviewing documents online and viewing the public meeting at <https://www.beavertonoregon.gov/913/Agendas-Minutes>. If you do not have the technology to view documents, watch, or participate in the meeting, please contact the project planner for additional support.

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.

Facilities Review Committee Meeting Day: July 19, 2023

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 there is no opportunity for public testimony.

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 Brittany Gada by calling (971) 724-0517 or emailing bgada@beavertonoregon.gov.*

This document is available in other languages and formats upon request

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