



CITY OF BEAVERTON
 Community Development Department
 Planning Division
 12725 SW Millikan Way
 PO Box 4755
 Beaverton, OR 97076
 Tel: (503) 526-2420
 Fax: (503) 526-2550
 www.beavertonoregon.gov

PUBLIC HEARING NOTICE

Hearing Date: June 14th, 2023

Hearing Body: Planning Commission

Project Name:	Avamere Mods
Case File No.:	CU2022-0008 / DR2022-0087 / SDM2022-0003 / TP2022-0013
Summary of Application:	The applicant, Point Development Company, LLC, requests approval of modifications to the Avamere Rehabilitation of Beaverton building and site, an existing residential care facility. The modifications include an application for a Major Modification of a Conditional Use (CU2022-0008) to increase the floor area of the residential care facility by approximately 12,000 square feet. The building addition and site changes are subject to a Design Review Two (DR2022-0087) application. The proposal also includes a request to modify the design of the two abutting sidewalks through a Sidewalk Design Modification (SDM2022-0003) and a Tree Plan Two (TP2022-0013) application for the removal of approximately 19 trees to accommodate the building addition and site modifications.
Project Location:	The site is located at 11850 SW Allen Boulevard, specifically identified as Tax Lot 6700 on Washington County Tax Assessor’s Map 1S122BA.
Zoning & NAC:	Multi-Unit Residential (MR) / Vose NAC
Applicable Approval Criteria:	Beaverton Development Code: Section 40.03.1 <i>Facilities Review</i> , Section 40.15.15.4.C <i>Major Modification of a Conditional Use</i> , Section 40.20.15.2.C <i>Design Review Two</i> , Section 40.58.15.C <i>Sidewalk Design Modification</i> , and Section 40.90.15.2.C <i>Tree Plan Two</i> .
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 .
Staff Contacts:	Elena Sasin, Associate Planner (503) 278-1482 / esasin@beavertonoregon.gov
How to Participate:	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: <ul style="list-style-type: none"> In writing via email to the project planner esasin@beavertonoregon.gov or mailboxcddplanning@beavertonoregon.gov.

	<ul style="list-style-type: none"> • 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.
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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 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 **June 2, 2023**. All written testimony received 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 esasin@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 8:30a.m. and 4:30p.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: May 24, 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 Elena Sasin by calling 711-503-278-1482 or emailing esasin@beavertonoregon.gov.

This document is available in other languages and formats upon request

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