



CITY OF BEAVERTON
 Community Development Department
 Planning Division
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PUBLIC HEARING NOTICE

Hearing Date: August 23rd, 2023

Hearing Body: Planning Commission

Project Name:	LU32023-00260 Beaverton High School Replacement
Case File No.:	CU32023-00445 / DR32023-00251 / DDR12023-00446 / HRD32023-00253 / SDM12023-00254 / SDM12023-00255 / SV32023-00256 / TP32023-00258 / VAR32023-00259
Summary of Application:	<p>The applicant, Beaverton School District, requests Design Review Three approval for the replacement of Beaverton High School. The applicant also requests approval for the demolition of the Merle Davies building, identified as a landmark in Beaverton’s Historic Resource Inventory. The applicant also requests approval for a Street Vacation, vacating an unbuilt portion of 3rd Street between SW Erickson and SW Fairmont. The applicant also requests approval for a Major Modification of a Conditional Use to increase the overall size of the school by approximately 11,500 square feet, Downtown Design Review Compliance Letter approval for minor modifications to a site in the Downtown District, Sidewalk Design Modification approval to deviate from sidewalk standards along SW Erickson Avenue and SW 5th Street, Tree Plan Three approval for the removal of historic trees, and a Variance approval to exceed the maximum height of the zone by approximately 27 feet.</p>
Project Location:	<p>The site is located at 13000 and 13120 SW 2nd Street, specifically identified as Tax Lots 02150, 02151, 02500, on Washington County Tax Assessor’s Map 1S116AC, and Tax Lots 07600 and 10900, on Washington County Tax Assessor’s Map 1S116AC.</p>
Zoning & NAC:	<p>Residential Mixed C (RMC) & Regional Center – Old Town (RC-OT) / Central Beaverton NAC</p>
Applicable Approval Criteria:	<p>Development Code Section 40.03.1 <i>Facilities Review</i>, Section 40.15.15.3.C <i>Major Modification of a Conditional Use</i>, Section 40.20.15.3.C <i>Design Review Three</i>, Section 40.23.15.1.C <i>Downtown Design Review Compliance Letter</i>, Section 40.35.15.3.C <i>Demolition of a Landmark</i>, Section 40.58.15.C <i>Sidewalk Design Modification</i>, Section 40.75.15.1.C <i>Street Vacation</i>, Section 40.90.15.3.C <i>Tree Plan Three</i></p>
Hearing Time and Place:	<p>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: Steve Regner, Senior Planner
503-319-4427 / sregner@beavertonoregon.gov

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:

How to Participate:

- In writing via email to the project planner sregner@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 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 **August 11, 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 sregner@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 on the project specific page on the BEPS Public Portal at the following link <https://prod.buildinginbeaverton.org/record-details/#intdetails/planning/intid/1260> and at the Beaverton Planning Division. The Planning Division is located on the 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. The staff report may also be viewed online at: <https://apps2.beavertonoregon.gov/DevelopmentProjects> and via the Beaverton Electronic Permitting System (BEPS) Public Portal project link <https://prod.buildinginbeaverton.org/record-details/#intdetails/planning/intid/1260>. The decision may also be provided by the project Planner upon request. A copy of any or all materials will be provided at reasonable cost.

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: August 2, 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 Steve Regner by calling 711-503-319-4427 or emailing sregner@beavertonoregon.gov.*

This document is available in other languages and formats upon request

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