



CITY OF BEAVERTON  
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# PUBLIC HEARING NOTICE

Hearing Date: **March 11, 2020**

Hearing Body: **Planning Commission**

**Project Name:** **West Sylvan Middle School Field Improvements**

**Case File No.:** **CU2019-0011 / DR2019-0182**

**Summary of Application:** The applicant, Portland Public Schools, requests New Conditional Use and Design Review Three approval for improvements to the athletic fields at West Sylvan Middle School. The proposed improvements include resurfacing the fields with synthetic turf and reconfiguring the location of the baseball and softball fields; a hitting facility, restrooms, concessions, and storage building; resurfacing the pedestrian path around the perimeter of the fields with asphalt; a backstop, set of bleachers with press box, and two dugouts per ballfield; field lights; two scoreboards; landscaping; and fencing and netting.

The improvements are intended to enable temporary use of the fields by Lincoln High School (LHS) athletic teams during the reconstruction of the high school. After reconstruction, the fields will be the permanent home to LHS baseball and softball teams for practices and league games after school hours and on weekends. The athletic fields will continue to be available to middle school students only during normal school hours.

**Project Location:** The site is located at 8111 SW West Slope Drive, specifically identified as Tax Lot 00100 on Washington County Tax Assessor's Map 1S112BB.

**Zoning & NAC:** Residential Urban Standard Density 7,000 (R7) / West Slope NAC

**Applicable Approval Criteria:** Development Code Section 40.03.1 *Facilities Review*, Section 40.15.15.3.C *New Conditional Use*, and 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.

**Staff Contact:** Lauren Russell, AICP, Associate Planner  
503-526-3718 / [lrussell@beavertonoregon.gov](mailto:lrussell@beavertonoregon.gov)

Mailed written comments to the Commission should be sent to the attention of Lauren Russell, Planning Division, PO Box 4755, Beaverton, OR 97076. To be made a part of the staff report, correspondence needs to be received by **February 28, 2020**. Please reference the Case File Number and Project Name in your written comments. If you decide to submit written comments or exhibits before the public hearing, all submittals prior to or at the hearing that are more than two (2) letter size pages must include no fewer than ten (10) complete copies of the materials being submitted.

**Facilities Review Committee Meeting Date:**

**Wednesday, February 19, 2020**

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 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, 4<sup>th</sup> 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](http://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 Lauren Russell by calling 711 503-526-3718 or email [lrussell@beavertonoregon.gov](mailto:lrussell@beavertonoregon.gov).*