



CITY OF BEAVERTON
Community Development Department
Planning Division
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PUBLIC HEARING NOTICE

Hearing Date: February 16, 2022

Hearing Body: Planning Commission

Project Name:	Allen Redevelopment: Hotel and Commercial Development
Case File No.:	CU2021-0004/ CU2021-0005/ DR2021-0027/ LD2021-0002/ LO2021-0001/ TP2021-0003
Summary of Application:	The applicant, Oregon Worsted Co., requests approval to develop a hotel and two commercial buildings with a fueling station on the former Greenwood Inn site. The 17.5-acre project area is vacant with some preliminary grading and stormwater detention construction currently underway. Conditional Use, Design Review Three, Replat One, Loading Determination, and Tree Plan Two applications are proposed for this development. One New Conditional Use request is to allow a hotel on parcels zoned Community Service (CS), and the second New Conditional Use request extended hours of operation to allow 24-hour operation of the fueling station. The Design Review Three will review the new hotel building, two new commercial buildings with one designed as a fueling station with associated fueling equipment, grading, new retaining walls, new access driveway, modification of existing driveways, and other associated site improvements. The Replat One application proposes to consolidate four tax lots into one legal lot of record. The Loading Determination requests a reduction in the number of required off-street loading berths for this development, while the Tree Plan Two will evaluate the removal of two Significant Individual Trees on the subject parcel.
Project Location:	The site is located at 10700 SW Allen Boulevard on the south side of SW Allen and east of Highway 217, specifically identified as Tax Lots 100, 200, 400, and 500 on Washington County Tax Assessor's Map 1S122AA.
Zoning & NAC:	Community Service (CS) / Denny Whitford/Raleigh West NAC
Applicable Approval Criteria:	Development Code Section 40.03.1 <i>Facilities Review</i> , Section 40.15.15.5.C <i>New Conditional Use-Hotel</i> , Section 40.15.15.5.C <i>New Conditional Use-Hours of Operation</i> , Section 40.20.15.3.C <i>Design Review Three</i> , Section 40.45.15.2.C <i>Land Division: Replat One</i> , Section 40.50.15.1.C <i>Loading Determination</i> , and Section 40.90.15.2.C <i>Tree Plan Two</i> .

Hearing Time and Place:

**City Council Chambers, First Floor, Beaverton Building,
12725 SW Millikan Way, February 16, 2022, at 6:30 pm.**

(**Note:** Public Hearings are held remotely and can be viewed at the following link: <https://www.beavertonoregon.gov/291/Agendas-Minutes>)

Staff Contact (Project Planner):

Sambo Kirkman, Senior Planner
503-526-2557 / skirkman@beavertonoregon.gov

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 planners skirkman@beavertonoregon.gov or mailboxceddplanning@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://www.beavertonoregon.gov/291/Agendas-Minutes>.
- 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.

****NOTE: The City of Beaverton has declared a State of Emergency due to COVID-19 and the Community Development Department 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.****

Pursuant to Section 50.88 of the Beaverton Development Code, written comments or exhibits submitted prior to the hearing in order to be submitted by staff at the hearing must be received by the City Recorder or project planner no later than 4:30 p.m. on the day of the scheduled hearing. To be made a part of the written staff report, correspondence needs to be received by February 4, 2022. 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 are encouraged to be provided via email to skirkman@beavertonoregon.gov.

A copy of all documents and evidence submitted by or on behalf of the applicant, and applicable review criteria, are available for inspection. Please contact the project planner for more information or to view documents electronically. 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 a 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/291/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.

Facilities Review Committee Meeting Day: January 26, 2022

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.

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 Sambo Kirkman by calling 711 503-526-2557 or email skirkman@beavertonoregon.gov*

This document is available in other languages and formats upon request

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