



CITY OF BEAVERTON
Community Development Department
Planning Division
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PUBLIC HEARING NOTICE

Hearing Date: Wednesday, October 23, 2019 **Hearing Body:** Planning Commission

Project Name: **Cedar Hills Shopping Center at Park Way**

Case File No.: **DR2019-0110 / LD2019-0026 / PD2019-0002**

Summary of Application: The applicant, Urban Form Development Co., requests approval of the following land use applications for the redevelopment of the Cedar Hills Shopping Center: Design Review Three approval to construct six new buildings with approximately 56,388 square feet of ground floor commercial space, 509 residential units, and 566 on-site parking spaces; a Preliminary Partition to create two lots and a tract for common facilities; and a Parking Determination for Shared Parking approval to share required parking between residential and commercial uses on the site.

The applicant also proposes, through a concurrent process (TA2019-0001), to amend the Beaverton Development Code (BDC) to add two new footnotes to the Multiple Use Land Districts' Site Development Standards found in BDC Section 20.20.15 for the Station Community – Multiple Use (SC-MU) zoning designation. These footnotes would increase the allowed Maximum Floor Area Ratio from 1.00 to 2.00 and increase the allowed Maximum Building Height from 60 feet to 100 feet for the SC-MU zone within 1,320 feet (approximately ¼ mile) of a Light Rail Transit station platform.

Project Location: The site is located at 10100, 10270, and 10330 SW Park Way, specifically identified as Tax Lots 2700, 2800, and 2900 on Washington County Tax Assessor's Map 1S102CC.

Zoning & NAC: SC-MU, Station Community – Multiple Use District / Central Beaverton NAC

Applicable Approval Criteria: Development Code Section 40.03 Facilities Review, Section 40.20.15.3.C Design Review Three, Section 40.45.15.4.C Preliminary Partition, and Section 40.55.15.2.C Parking Determination for Shared Parking

Hearing Time and Place: City Council Chambers, First Floor, Beaverton Building, 12725 SW Millikan Way, beginning at 6:30 p.m, October 23, 2019

Staff Contacts: Sierra Peterson, Associate Planner, (503) 526-2652 / speterson@beavertonoregon.gov

Lauren Russell, Associate Planner, (503) 526-3718 /
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Mailed written comments to the Commission should be sent to the attention of Sierra Peterson or 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 **October 11, 2019**. 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, October 2, 2019

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, 4th 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

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 Sierra Peterson by calling 711 (503)526-2652 or email speterson@beavertonoregon.gov or Lauren Russell by calling 711 (503) 526-3718 or email lrussell@beavertonoregon.gov.*