

NOTICE OF DEVELOPMENT PROPOSAL



Notice Date: May 29, 2020

Project Name:	Emerald Place
Case File No.:	DR2019-0178
Summary of Application:	The applicant, Pacific Engineering Technologies, requests Design Review Two approval for the construction of a new two-story, two-car maintenance garage building within the existing footprint of a one-story, three-car garage that will be demolished at the Emerald Place apartment complex.
Project Location:	The site is located at 1815 NW 173 rd Avenue, specifically identified as Tax Lots 1500, 1700, and 1800 on Washington County Assessor's Map 1N131AB.
Zoning & NAC:	Residential Urban Medium Density 2,000 (R2) / Five Oaks Triple Creek NAC
Applicable Approval Criteria:	Development Code Section 40.03.1 <i>Facilities</i> Review and Section 40.20.15.2.C <i>Design Review Two</i>
Facilities Review Meeting:	Wednesday, June 24, 2020 The Facilities Review Committee will forward a recommendation of action on the proposed development to the Director. The Director will issue a written decision approximately fourteen (14) calendar days after the Facilities Review Committee meeting.
Staff Contact:	Lauren Russell, AICP, Associate Planner 503-526-3718 / russell@beavertonoregon.gov

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

During this State of Emergency, staff strongly encourages you to submit any testimony comments or questions via email to the Project Planner. Written comments on the above development proposal may also be mailed to the Current Planning Division, at PO Box 4755, Beaverton, Oregon 97076. Written comments, either emailed or mailed, on the above development proposal shall be received no later than 5:00 p.m. on Wednesday, June 24, 2020. Please reference the Case File Number and Project Name in your written comments and include your mailing address if you wish to receive a copy of the decision. Failure to raise an issue or failure to provide statements or

evidence with sufficient specificity to afford the decision-making authority an opportunity to respond to such issue, may preclude appeal to the Land Use Board of Appeals on that issue.

The Facilities Review Committee Meeting with the applicant will be held Wednesday, June 24, 2020. The Facilities Review Committee is not a decision-making body but advises the Director on a project's conformity to the technical criteria specified in Section 40.03.1 of the Beaverton Development Code. The Facilities Review Committee meeting is open to the public, but is not intended for public testimony.

The Director is the decision-making authority for the above application and shall issue a written decision on the above development proposal on or around July 1, 2020, pursuant to Section 50.40.10. Copies of the decision will be made available on the City's website www.beavertonoregon.gov/DevelopmentProjects or may be provided by the Project Planner upon request.

For more information contact the Project Planner, Lauren Russell at lrussell@beavertonoregon.gov or 503-526-3718.

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.*