



Community Development Department  
Planning Division  
12725 SW Millikan Way /PO Box 4755  
Beaverton, OR 97076  
General Information: (503) 526-2222 V/TDD  
[www.BeavertonOregon.gov](http://www.BeavertonOregon.gov)

## TYPE 2 NOTICE OF DEVELOPMENT PROPOSAL

<b>Project Name:</b>	<b>Elmonica Mixed Use</b>
<b>Case File No.:</b>	<b>DR2022-0139 / TP2022-0015 / LD2022-0018 / LLD2023-0003</b>
<b>Summary of Application:</b>	The applicant, Elmonica Group, LLC, requests Design Review Two approval to develop a multiple use site comprised of two five-story multi-dwelling buildings, one five-story multiple use building, one residential community building, and one single-story commercial building. A total of 256 residential dwelling units and 2,927 square feet of commercial space are proposed. The applicant also requests Tree Plan Two approval to remove more than five Community Trees from the subject site. Replat One approval is requested to consolidate the site's two tax lots. Additionally, Legal Lot Determination approval is requested to determine the legal status of the site's two lots.
<b>Project Location:</b>	The site is located at the southwest corner of the intersection of W Baseline Road and SW 170 <sup>th</sup> Avenue at 17160 W Baseline Road and 1111 SW 170 <sup>th</sup> Avenue, specifically identified as Tax Lots 400 and 2500, on Washington County Tax Assessor's Map 1S106DB.
<b>Zoning &amp; NAC:</b>	Station Community Multiple Use (SC-MU) / Five Oaks/Triple Creek NAC
<b>Applicable Approval Criteria:</b>	Development Code Sections: Section 40.03 <i>Facilities Review</i> , Section 40.20.15.2.C <i>Design Review Two</i> , Section 40.45.15.2.C <i>Replat One</i> , Section 40.47.15.1.C <i>Legal Lot Determination</i> , and Section 40.90.15.2.C <i>Tree Plan Two</i>
<b>Due Date for Written Comments:</b>	No later than 5:00 p.m., May 17, 2023
<b>Staff Contact:</b>	Brittany Gada, Associate Planner <a href="mailto:bgada@beavertonoregon.gov">bgada@beavertonoregon.gov</a> / (971) 724-0517

**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.

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, OR 97076. Written comments, either emailed or mailed, on the above development proposal shall be received no later than 5:00 p.m. on May 17, 2023. Please reference the Case File Numbers 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 May 17, 2023. 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 of the Beaverton Development Code. The Facilities Review Committee meeting is open to the public but is not intended for public testimony.

**Public Comment Period Ends: May 17, 2023 at 5:00 p.m.**

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 May 31, 2023, pursuant to Section 50.40.10. Copies of the decision will be made available on the City's website <https://apps2.beavertonoregon.gov/DevelopmentProjects> or may be provided by the Project Planner upon request.

For more information, contact the Project Planner, Brittany Gada, at [bgada@beavertonoregon.gov](mailto:bgada@beavertonoregon.gov) or (971) 724-0517.

**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 Brittany Gada by calling 711(971) 724-0517 or email [bgada@beavertonoregon.gov](mailto:bgada@beavertonoregon.gov).*

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