



**CITY OF BEAVERTON**  
 Community Development Department  
 Planning Division  
 12725 SW Millikan Way  
 PO Box 4755  
 Beaverton, OR 97076  
 Tel: (503) 526-2420  
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# NOTICE OF PROPOSED DEVELOPMENT

**Notice Date: June 08, 2017**

<b>Project Name:</b>	<b>158<sup>th</sup> and Jay Street Apartments</b>
<b>Case File No.:</b>	<b>DR2017-0043, TP2017-0007, LD2017-0007</b>
<b>Summary of Applications:</b>	The applicant seeks Design Review Two, Tree Plan Two and Replat One approval to consolidate Three (3) existing lots into one (1) legal lot of record, remove approximately forty-eight (48) community trees and construct a five-story, approximately 273,600 square-foot, 180-unit multi-family housing development with an approximately 87,700 square foot, 251 vehicle parking garage completely surrounded and hidden by the residential units. The top floor of the parking garage is proposed to be a 14,000 square foot outdoor landscaped courtyard.
<b>Project Location:</b>	The site, which currently encompasses three separate legal lots of record, is located along SW Jay Street between SW 158th Avenue and SW 160th Avenue. The site is also described as Tax Lots 1000, 1100, and 1200 on the Washington County Tax Assessor's Map 1S105CB. The total site is approximately 1.78 acres.
<b>Zoning &amp; NAC:</b>	Station Community – Multiple-Use (SC-MU) / Five Oaks/Triple Creek NAC
<b>Applicable Beaverton Code Criteria:</b>	<u>Beaverton Development Code Sections:</u> Design Review Two: Section 40.20.15.2.C Tree Plan Two: Section 40.90.15.2.C Replat One: Section 40.45.15.2.C Facilities Review: 40.03
<b>Due date for Written Comments:</b>	<b>To be made a part of the record and addressed in the staff report, correspondence must be received no later than 4:30 p.m. on Wednesday, June 28, 2017.</b>
<b>Facilities Review Meeting:</b>	The Facilities Review Committee will meet on <b>Wednesday, June 28, 2017</b> . The Facilities Review Committee will forward a recommendation to the Director on the above application based on its conformity to the technical criteria specified in Section 40.03 of the Development Code. The Director will issue a written decision approximately seven (7) calendar days after the Facilities Review Committee meeting.
<b>Staff Contact:</b>	Jason T. (503) 350-4038 / <a href="mailto:jasont@BeavertonOregon.gov">jasont@BeavertonOregon.gov</a>

Mailed written comments should be sent to the attention of Jason T, City of Beaverton Planning Division, P.O. Box 4755, Beaverton, OR 97076. To be made a part of the record, correspondence needs to be received no later than **4:30 p.m. Wednesday, June 28, 2017.** Please reference the Case File Numbers and Project Name in your written comments.

The Facilities Review Committee is not a decision-making body but advises the Planning Director on a project's conformity to the technical criteria specified in Section 40.03 of the Beaverton Development Code. The Planning Director will include the Committee's recommendation and findings in the Notice of Decision that is issued following the meeting. The Director's decision may be viewed at the following link:

<http://apps.beavertonoregon.gov/DevelopmentProjects>

Pursuant to Section 50.45.18, within seven (7) calendar days from the date the decision making authority adopts a land use order, the Director shall cause the order to be signed, dated, and mailed to the applicant and the property owner.

A copy of 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/City Hall, 12725 SW Millikan Way, between the hours of 7:30 a.m. to 4:30 p.m., Monday through Friday. **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 an appeal to the Planning Commission and/or the Land Use Board of Appeals on that issue.**

This information is available in large print or audio tape upon request. In addition, assisted listening devices, sign language interpreters, or qualified bilingual interpreters will be made available at any public meeting or program with 72 hours advance notice. To request these services, please call 526-2222/voice/tdd.