



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>LU22024-00073 Denney Road Project</b>  |
| <b>Case File No.:</b>                | <b>PTF22024-00070 / SDM12024-00071 / TP22024-00072</b>  |
| <b>Summary of Application:</b>       | <p>The applicants, Washington County and the City of Beaverton, request approval of a Public Transportation Facility for improvements to the SW Denney Road right of way from SW 105<sup>th</sup> Avenue east to SW Scholls Ferry Road, including adding bike lanes, curb and gutter, planter strips, sidewalks, and an intermittent turn lane; a Sidewalk Design Modification for several portions of the sidewalk and planter strip on SW Denney Road to be narrower than the minimum required widths; and a Tree Plan Two for the removal of 16 Community Trees and two trees within a Significant Grove to accommodate the physical improvements to SW Denney Road.</p> |
| <b>Project Location:</b>             | <p>The project area is largely within existing right of way along SW Denney Road between SW 105<sup>th</sup> Avenue to SW Scholls Ferry Road. The proposal also includes minor acquisitions and/or temporary easements to approximately 31 parcels along this portion of SW Denney Road.</p>  |
| <b>Zoning &amp; NAC:</b>             | <p>Community Service (CS) / Residential Mixed A (RMA) / Residential Mixed B (RMB) / Residential Mixed C (RMC) and Denney Whitford / Raleigh West NAC.</p>   |
| <b>Applicable Approval Criteria:</b> | <p>Development Code Sections 40.03.2 <i>Facilities Review Committee</i>, 40.57.15.1.C <i>Public Transportation Facility</i>, 40.58.15.1.C <i>Sidewalk Design Modification</i>, and 40.90.15.2.C <i>Tree Plan Two</i></p>  |
| <b>Due Date for Written Comments</b> | <p>No later than 5:00 PM, Wednesday June 26, 2024</p>   |
| <b>Staff Contact:</b>                | <p>Lauren Russell, AICP, Associate Planner<br/>503-278-0318 / <a href="mailto:lrussell@beavertonoregon.gov">lrussell@beavertonoregon.gov</a></p>  |

**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 currently open to the public on Fridays. 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 **Wednesday, June 26, 2024**. 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.

### **Public Comment Period Ends: June 26, 2024**

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 10, 2024, pursuant to Section 50.40.10. Copies of the decision will be made available on the City's website <http://apps.beavertonoregon.gov/DevelopmentProjects>, via the Beaverton Electronic Permitting System (BEPS) Public Portal <https://prod.buildinginbeaverton.org/record-details/#intdetails/planning/intid/2038>, or may be provided by the project Planner upon request.

For more information and to access plans and additional information on the application you can visit the project specific page on the Beaverton Electronic Permitting System (BEPS) Public Portal at the following link: <https://prod.buildinginbeaverton.org/record-details/#intdetails/planning/intid/2038>.

For more information contact the Project Planner, Lauren Russell at 503-278-0318 or [lrussell@beavertonoregon.gov](mailto:lrussell@beavertonoregon.gov).

**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 711 503-278-0318 or email [lrussell@beavertonoregon.gov](mailto:lrussell@beavertonoregon.gov).*

### **This document is available in other languages and formats upon request**

Este documento está disponible en otros idiomas y formatos para quien lo solicite

本文档是可用在其他语言和格式

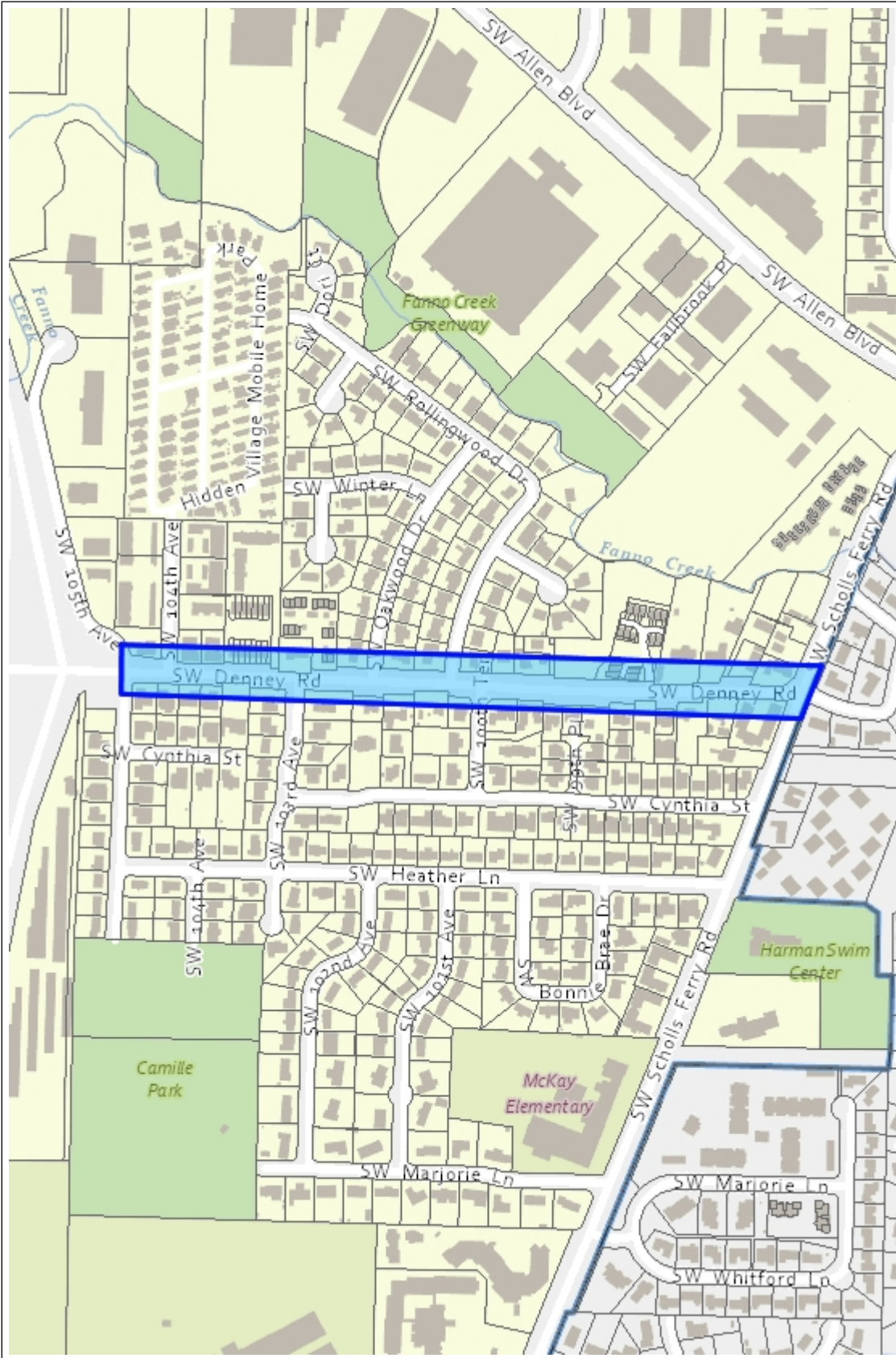
Tài liệu này có sẵn trong các ngôn ngữ khác và các định dạng theo yêu cầu

توفر هذه الوثيقة باللغات وغيرها من الأشكال بناء على طلبها

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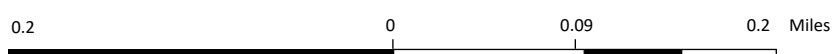


### Legend

- Washington County Taxlots
- Stream\_Labels
- CityLimits\_Line
- County\_Line
- Taxlots - Washington County
- Taxlots - Multnomah County
- Buildings**
- Building
- Under Construction
- LightRailStops
- Railroad
- Light Rail
- Freeways\_Labels**
- Streets\_White
- Streams\_Line
- WaterBodies
- Parks\_Labels**
- Park
- School
- Taxlots\_COBYellow**
- AdjacentCities**
- Banks
- Barlow
- Battle Ground
- Camas
- Canby
- Clatskanie
- Columbia City
- Cornelius
- Damascus
- Dundee
- Durham
- Estacada
- Fairview
- Forest Grove
- Gaston

### Notes

LU22024-00073 Denney Road Project  
 (PTF22024-00070 / SDM12024-00071 /  
 TP22024-00072)



Report Date: 06/03/2024



The information supplied in this application represents the best data available at the time of publication. City of Beaverton GIS makes no claims, representations, or warranties as to its accuracy or completeness.