



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

TYPE 2 NOTICE OF DEVELOPMENT PROPOSAL

Project Name:	MODERA BEAVERTON
Case File No.:	DDR2022-0001 LD2022-0010 TP2022-0004
Summary of Application:	The applicant, Mill Creek Residential Trust, requests Downtown Design Review Two approval for the construction of a five story, 312-unit multifamily building with ground floor retail spaces. The applicant also requests Tree Plan Two approval for the removal of two Significant Individual Trees, and a Replat One two consolidate to parcels into one legal lot of record.
Project Location:	The site is located at 12230 SW Broadway Street, specifically identified as tax lots 04400 and 05800 of Washington County Assessor's Map 1S115BB.
Zoning & NAC:	Regional Center – Beaverton Central (RC-BC) and Central Beaverton Neighborhood Association Committee
Applicable Criteria:	Development Code Sections Section 40.03 <i>Facilities Review</i> Section 40.23.15.2.C <i>Downtown Design Review Two</i> Section 40.45.15.2.C <i>Replat One</i> Section 40.90.15.2.C <i>Tree Plan Two</i>
Due Date for Written Comments:	No later than 5:00 PM, Wednesday May 18, 2022
Staff Contact:	Steve Regner, Senior Planner (503) 319-4427 sregner@BeavertonOregon.gov

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 Wednesday, May 18, 2022. 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, May 18, 2022. 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.

Public Comment Period Ends: May 18, 2022

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 June 1, 2022, pursuant to Section 50.40.10. Copies of the decision will be made available on the City's website <http://apps2.beavertonoregon.gov/DevelopmentProjects> or may be provided by the project Planner upon request.

For more information contact the Project Planner, Steve Regner at sregner@BeavertonOregon.gov or 503-319-4427.

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 Steve Regner by calling 711(503) 319-4427 or email sregner@beavertonoregon.gov.*

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