



CITY OF BEAVERTON
Community Development Department
Planning Division
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PUBLIC HEARING NOTICE

Hearing Date: February 6, 2019 **Hearing Body:** Planning Commission

Project Name: **Patricia Reser Center for the Arts and Garage**

Case File No.: **CU2018-0017 / CU2018-0018 / DR2018-0123 / LD2018-0032 / LO2018-0004 / PD2018-0002 / SDM2018-0006 / TP2018-0008**

Summary of Application: The applicant, City of Beaverton, proposes to construct an approximately 43,235 square foot facility consisting of a theater, lobby, multi-use event spaces, practice areas, art gallery and other ancillary spaces. The proposal also includes a six level above-ground parking garage with ground floor commercial space. The subject site is currently used as a surface parking lot. A Conditional Use application is required for buildings in excess of 20,000 square feet that are intended for Commercial Amusement. Parking as a principal use in the RC-TO zone also requires a Conditional Use application. Design Review Three approval is required for new construction of more than 50,000 square feet of non-residential floor area. To consolidate two existing lots on the subject site, and adjust a property line, the applicant has submitted a Replat Two application. The proposal also includes a request to modify the dimensions of a required off-street loading space, therefore, a Loading Determination application is required. The proposed parking garage will provide parking for the adjacent proposed Commercial Amusement facility as well as for the existing residential units of The Lofts, across the street from the subject site. Sharing required off-street parking and providing it off-site, requires a Parking Determination application. The proposal also includes a request to modify the sidewalk design, therefore a Sidewalk Design Modification application has been submitted. Tree Plan Two approval is requested for removal of approximately 63 trees located within a Significant Natural Resource Area, six (6) Street Trees and 73 Landscape Trees to accommodate the proposed development.

Project Location: The site is located on the north side of SW Crescent Street, between SW Rose Biggi Avenue and SW Hall Boulevard. Addresses: 3899 SW Hall Boulevard, 12625 SW Crescent Street and 12695 SW Crescent Street. The project site is also identified as Tax Lots 800, 3400 and 3300 on Washington County Assessor's Map 1S109DD.

Zoning & NAC: Regional Center – Transit Oriented (RC-TO) / Central Beaverton NAC

Applicable Approval Criteria:	Development Code: Section 40.03 <i>Facilities Review</i> ; Section 40.15.15.3.C <i>Conditional Use-New</i> ; Section 40.20.15.3.C <i>Design Review Three</i> ; Section 40.45.15.3.C <i>Land Division – Replat Two</i> ; Section 40.50.15.1.C <i>Loading Determination</i> ; Section 40.55.15.2.C. <i>Parking Determination – Shared Parking</i> ; Section 40.58.15.C <i>Sidewalk Design Modification</i> and Section 40.90.15.2.C <i>Tree Plan Two</i>
Hearing Time and Place:	City Council Chambers, First Floor, Beaverton Building, 12725 SW Millikan Way, beginning at 6:30 p.m.
Staff Contacts:	Elena Sasin, Associate Planner, 503.526.2494 / esasin@beavertonoregon.gov

Mailed written comments to the Commission should be sent to the attention of Elena Sasin, Planning Division, PO Box 4755, Beaverton, OR 97076. To be made a part of the staff report, correspondence needs to be received by January 18, 2019. Please reference the Case File Number and Project Name in your written comments. If you decide to submit written comments or exhibits before the public hearing, all submittals prior to or at the hearing that are more than two (2) letter size pages must include no fewer than ten (10) complete copies of the materials being submitted.

Facilities Review Committee Meeting will Occur on: January 16, 2019

The Facilities Review Committee is not a decision-making body, but advises the Director and Planning Commission on a project’s conformity to the technical criteria specified in Section 40.03 of the Beaverton Development Code. The Director will include the Committee’s recommendation in the staff report to the decision-making authority. The Facilities Review Committee meeting is open to the public, but is not intended for public testimony.

A copy of the pre-application conference notes, neighborhood meeting information, and all other documents and evidence submitted by or on behalf of the applicant, and applicable review criteria, are available for inspection at the Beaverton Planning Division, 4th floor, Beaverton Building, 12725 SW Millikan Way, between the hours of 7:30 a.m. and 4:30 p.m. Monday through Friday, except holidays. A copy of the staff report will be available for inspection at no cost at least seven (7) calendar days before the hearing. A copy of any or all materials will be provided at reasonable cost. A copy of the staff report may also be viewed on-line at: www.beavertonoregon.gov/DevelopmentProjects

The Planning Commission shall conduct hearings in accordance with adopted rules of procedure and shall make a decision on the development application after the hearing closes. Failure to raise an issue in a hearing, by testifying in person or by letter, 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.

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 Elena Sasin by calling 711 (503)526-2494 or email esasin@beavertonoregon.gov*