



CITY OF BEAVERTON
 Community Development Department
 Planning Division
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PUBLIC HEARING NOTICE

Hearing Date: June 26, 2019

Hearing Body: Planning Commission

Project Name:	The Mary Ann Multifamily
Case File No.:	DR2019-0057 / LD2019-0012 / TP2019-0004
Summary of Application:	The applicant, REACH Community Development (REACH CDC), proposes to construct a four-story, 54-unit multifamily apartment building on a site approximately 0.46 acres in size, located south of SW 1 st Street, west of SW Main Avenue, and north of SW 2 nd Street. The proposal also includes ground-level onsite parking. The applicant requests approval of a Design Review Three (DR2019-0057), a Replat Two (LD2019-0012) to consolidate four lots and a Tree Plan Two (TP2019-0004) application, to remove one Significant Individual Tree.
Project Location:	The site consists of four tax lots, identified as Tax Lots: 02600, 02700, 03000 and 03100 on Washington County Assessor’s Map 1S116AD. Addresses: 4605 SW Main Avenue, 12820 SW 1 st Street, 12855 SW 2 nd Street and 12825 SW 2 nd Street.
Zoning & NAC:	Regional Center – Old Town (RC-TO) / Central Beaverton NAC
Applicable Approval Criteria:	Development Code: Section 40.03 <i>Facilities Review</i> ; Section 40.20.15.3.C <i>Design Review Three</i> ; Section 40.45.15.3.C <i>Land Division – Replat Two</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 <u>6:30 p.m, June 26, 2019</u>
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 **June 12, 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 Date: June 5, 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*