



CITY OF BEAVERTON
Community Development Department
Planning Division
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PUBLIC HEARING NOTICE

Hearing Date: April 27, 2022

Hearing Body: Planning Commission

Project Name: **Scholls Heights Apartments**

Case File No.: **DR2021-0163 / TP2021-0012**

Summary of Application: The applicant, Holland Partner Group, requests Design Review Three approval to construct a new multi-family development consisting of 216 apartment units in eight three-story buildings and associated circulation, common spaces, and accessory structures. The applicant also requests Tree Plan Two approval to remove nine Community Trees to facilitate development of the site.

Project Location: The site is located at the northeast corner of SW Tile Flat Road and SW Scholls Ferry Road, specifically identified as 18865 SW Scholls Ferry Road, Tax Lots 4100 and 4200 on Washington County Tax Assessor's Map 2S20100.

Zoning & NAC: Residential Urban High Density District (R1) / Neighbors Southwest NAC

Applicable Approval Criteria: Development Code Section 40.03.1 *Facilities Review*, Section 40.20.15.3.C *Design Review Three*, and Section 40.90.15.2.C *Tree Plan Two*

Hearing Time and Place: **City Council Chambers, First Floor, Beaverton Building, 12725 SW Millikan Way, April 27, 2022, beginning at 6:30 p.m. Note: Public Hearings are held remotely and can be viewed at the following link: <https://www.beavertonoregon.gov/913/Agendas-Minutes>.**

Staff Contact: Brittany Gada, Associate Planner
bgada@beavertonoregon.gov / (971) 724-0517

Given the current COVID-19 crisis the City of Beaverton strongly encourages submitting written public testimony via email to the project planner. However, visitor comments and public hearing testimony can be provided in the following ways:

How to Participate:

- In writing via email to the project planner bgada@beavertonoregon.gov or mailboxcddplanning@beavertonoregon.gov.
- In writing via mail to the project planner to PO Box 4755, Beaverton, OR 97076

- *In person on a video link.* The Planning Commission Meeting can be viewed from the Beaverton Building Council Chambers, and in-person public hearing testimony may be provided on a computer set up in the Beaverton Building.
- *Join Zoom webinar conference via phone or computer. Meeting ID and password, as well as the meeting link, can be found at <https://www.beavertonoregon.gov/913/Agendas-Minutes>.*

NOTE: The City of Beaverton has declared a State of Emergency due to COVID-19, and the city is providing a combination of remote, virtual, and onsite city services to the public. 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. The Community Development Department is evaluating temporary changes to processes and procedures to respond appropriately to the COVID-19 State of Emergency and is committed to ensuring that the land use review process continues to fulfill the requirements of state and local law while protecting the health and wellbeing of the community.

During this State of Emergency, staff strongly encourages you to submit any testimony comments or questions via email to the Project Planner. Pursuant to Section 50.83 of the Beaverton Development Code, written comments or exhibits submitted prior to the hearing to be submitted by staff at the hearing must be received by the City Recorder no later than 4:30 p.m. on the day of the scheduled hearing. Mailed written comments to the Commission should be sent to the attention of Brittany Gada, Planning Division, PO Box 4755, Beaverton, OR 97076. To be made a part of the staff report, correspondence needs to be received by **April 15, 2022**. All written testimony received prior to the meeting will be provided to Planning Commission prior to their decision. Please reference the Case File Number and Project Name in your written comments. Comments may also be provided via email to bgada@beavertonoregon.gov.

Staff strongly encourages you to participate in the public process by reviewing documents online and viewing the public meeting at <https://www.beavertonoregon.gov/913/Agendas-Minutes>. The City has implemented a phone-based tool for submitting oral testimony at Planning Commission meetings and/or provide an opportunity to testify via webcam at the Beaverton Building during the hearing. The telephone call-in line for public testimony during the public hearing is 503-755-9544. If you do not have the technology to view documents, watch, or participate in the meeting, please contact the project planner for additional support.

Facilities Review Committee Meeting Day: April 6, 2022

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 40.03.1 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 8:30 a.m. and 4:30 p.m. Monday through Thursday, 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 online at: <https://apps2.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, precludes appeal to the Land Use Board of Appeals on the 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 Brittany Gada by calling 711 971-724-0517 or email bgada@beavertonoregon.gov.*

This document is available in other languages and formats upon request

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