



CITY OF BEAVERTON
Community Development Department
Planning Division
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PUBLIC HEARING NOTICE

Hearing Date: November 28, 2018 Hearing Body: Planning Commission

Project Name: **West End District Mixed Use Development**

Case File No.: **DR2018-0149 / LD2018-0034 / LD2018-0035 / LO2018-0006 /
SDM2018-0010**

Summary of Application: The applicant, Urban Form Development, requests approval of the following land use applications for the West End District Mixed Use Development. A Design Review Type Three application to construct approximately 424 residential units and 31,000 square feet of commercial area, with associated roadway improvements, landscaping, a pedestrian plaza, a recreation center, and swimming pool. Two Land Division applications are to address the lot consolidation of three lots over two phases of development. The Loading Determination is to allow loading for the mixed use areas to be designated in the parking lots at the rear of the building in specific locations. The proposal also includes a Sidewalk Design Modification to create curb-tight sidewalks along proposed Street B, an east-west connection.

Project Location: The site is located at the northwest corner of SW Murray Boulevard and Tualatin Valley Highway, specifically identified as tax Lots 100, 200, and 300 on Washington County Tax Assessor's Map 1S108DD.

Zoning & NAC: General Commercial (GC) / Five Oaks / Triple Creek NAC

Applicable Approval Criteria: Development Code: Section 40.03 Facilities Review; Section 40.20.15.3.C *Design Review Type Three*, Section 40.45.15.2.C *Replat Type One*, Section 40.50.15.C *Loading Determination*, and Section 40.58.15.C *Sidewalk Design Modification*.

Hearing Time and Place: City Council Chambers, First Floor, Beaverton Building,
12725 SW Millikan Way, beginning at 6:30 p.m.

Staff Contacts: Sambo Kirkman, Senior Planner, 503.526.2557 /
skirkman@beavertonoregon.gov

Mailed written comments to the Commission should be sent to the attention of Sambo Kirkman, Planning Division, PO Box 4755, Beaverton, OR 97076. To be made a part of the staff report, correspondence needs to be received by Friday, November 16, 2018. 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: November 14, 2018

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 Sambo Kirkman by calling 711 (503)526-2557 or email skirkman@beavertonoregon.gov*