



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:	WESTERN AVENUE IMPROVEMENTS
Case File No.:	PTF2019-0003 / SDM2019-0005 / DR2020-0051 / TP2020-0003
Summary of Application:	The applicant, City of Beaverton, requests Design Review Two, Tree Plan Two, Sidewalk Design Modification, and Design Review Compliance Letter approval for the City of Beaverton's Capital Improvement Project 3328 to improve Western Avenue between SW Allen Boulevard and SW Beaverton-Hillsdale Highway. The project design includes two travel lanes, one turn lane, landscaped median and buffer, street trees, separated bicycle and pedestrian pathways, access ramps, stormwater drainage facilities, lighting, and traffic signals. Trees associated with a Significant Grove will be removed. The project includes some site work on adjacent properties.
Project Location:	The project area covers SW Western Avenue between SW Allen Boulevard and SW Beaverton-Hillsdale Highway.
Zoning & NAC:	Industrial (IND), Community Service (CS) and Office Industrial (OI) Denney Whitford / Raleigh West Neighborhood Association
Applicable Criteria:	Development Code Sections <i>40.03 Facilities Review</i> <i>40.20.15.1.C Design Review Compliance Letter</i> <i>40.57.15.1.C Public Transportation Facility</i> <i>40.90.15.2.C Tree Plan Two</i> <i>40.58.15.C Sidewalk Design Modification</i>
Due Date for Written Comments:	No later than 4:30 PM, May 27, 2020
Facilities Review Com. Mtg. Date:	Wednesday, May 27, 2020 The Facilities Review Committee will forward a recommendation of action on the proposed development to the Director. The Director will issue a written decision approximately fourteen (14) calendar days after the Facilities Review Committee meeting.
Staff Contact:	Kate McQuillan, Senior Planner, (503) 526-2427 kmcquillan@BeavertonOregon.gov

NOTE: *The City of Beaverton has declared a State of Emergency due to COVID-19 and the Community Development Division is closed to the public until further notice. 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. 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 4:30 p.m. on Wednesday, May 27, 2020. 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.

A copy of the pre-application conference comments, all documents and evidence submitted by or on behalf of the applicant, and applicable criteria are available for review on the City's website (<http://apps.beavertonoregon.gov/DevelopmentProjects/>), or by contacting the project Planner.

The Facilities Review Committee meeting with the applicant will be held on Wednesday, May 27, 2020. 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 of the Beaverton Development Code. The Director will include the Committee's recommendation and findings in the Notice of Decision that is issued following the meeting. The Facilities Review Committee meeting is open to the public, but is not intended for public testimony.

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 3, 2020, pursuant to Section 50.40.10. Copies of the staff report will be made available on the City's website or may be purchased at the Planning Division Counter for a reasonable cost. The Director's decision may be viewed at: <http://apps.beavertonoregon.gov/DevelopmentProjects/>.

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 Kate McQuillan by calling (503) 526-2427 or email kmcquillan@beavertonoregon.gov.*