



CITY OF BEAVERTON
Community Development
Planning Division
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PUBLIC HEARING NOTICE

Hearing Date: July 12, 2017

Hearing Body: Planning Commission

Project Name: **William Walker Elementary School Redevelopment**

Case File No.: **CU2017-0002 DR2017-0004 TP2017-0002**

Summary of Application: The applicant, Beaverton School District, requests approval for Design Review Three, Conditional Use for an Educational Institution in a Residential Zone, and Tree Plan Type 2 application for the construction of a new elementary school to replace the existing elementary school, with the removal of some trees from Significant Grove G37. The proposal is composed of a single two-story 90,000 square foot building, with associated landscaping, play areas, surface parking vehicle circulation areas. Improvements also include a new traffic signal at SW Cedar Hills Boulevard and SW Huntington Avenue, and a new driveway from SW Cedar Hills Boulevard providing primary vehicle access to the new school.

Project Location: The site is located West of SW Lynnfield Lane, North of SW Walker Road, and east of SW Cedar Hills Boulevard; Tax Lot 18700 on Washington County Tax Assessor's Map 1S110BD, and Tax Lot 10500 on Washington County Tax Assessor's Map 1S110BB.

Zoning & NAC: R7 Residential Urban Standard Density District (R7)
Central Beaverton NAC

Applicable Development Code Criteria: Section 40.03 *Facilities Review*; Section 40.15.15.3.C *New Conditional Use*; Section 40.20.15.3.C *Design Review Three*; Section 40.90.15.2.C *Tree Plan Two*

Hearing Time and Place: **City Council Chambers, First Floor, Beaverton Building,**
12725 SW Millikan Way, **July 12, 2017**, beginning at **6:30 p.m.**

Staff Contact: Steve Regner, Associate Planner, 503.526.2675 /
sregner@beavertonoregon.gov

Mailed written comments to the Commission should be sent to the attention of Steve Regner, Planning Division, PO Box 4755, Beaverton, OR 97076. To be made a part of the staff report, correspondence needs to be received by Friday, June 23, 2017. 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 21, 2017

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 will be made available at any public meeting or program with three business days advance notice. To request these services, please call 711 (503)526-2675 or email sregner@BeavertonOregon.gov.