



CITY OF BEAVERTON
Community Development Department
Planning Division
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NOTICE OF DEVELOPMENT PROPOSAL

Notice Date: December 17, 2015

Hearing Date: **January 27, 2016**

Time: **6:30 p.m.**

Hearing Body: **Planning Commission**

Project Name: **Vose Elementary School Tear Down and Rebuild**

Case File No.: **CU2015-0011, DR2015-0120**

Summary of
Application:

On January 27, 2016, the City Planning Commission will conduct a public hearing to consider the proposal by Beaverton School District to tear down and re-construct Vose Elementary School. At full enrollment, the proposed 83,000 square foot school building is designed to accommodate approximately 750 students and approximately 77 staff. Comparatively, the existing school is approximately 52,602 square feet and designed to accommodate 499 students with six portable buildings bringing the existing total capacity to approximately 690 students. Three vehicular access points to the school are proposed from SW Denney Road. The western most driveway is intended as the entrance and exit for school busses and staff. The middle driveway, aligned with SW King Boulevard to the north, is intended for parents and students entering and exiting the school. The eastern most driveway is intended for parents and students to exit to the east only on to SW Denney Road. Only the primary vehicular access point directly to the south of SW King Boulevard will continue to be signalized.

The proposal before the Planning Commission also includes a soccer field, a large multi-purpose lawn area, a covered play area and hard and soft surface play areas. The proposal will also include two parking lots that will provide a total of 107 parking spaces. The subject property is zoned Urban Standard Density (R-7) where educational institutions are subject to Conditional Use (CU) approval. Buildings, landscaping, tree removal and lighting are subject to Design Review 3 (DR) application.

Project Location: The subject property is located at 11350 SW Denney Road. The 8.83 acre site can also be identified as tax lot 2000 of Washington County Assessor's Map 1S1-22DB.

Zoning / NAC: R7 Urban Standard Density Residential / Vose Neighborhood Association Committee

Applicable Approval Criteria : Development Code Sections: 40.03 for Facilities Review, 40.15.15.3.C for New Conditional Use, 40.20.15.3C for Design Review Three

Hearing Time and Place: **Wednesday January 27, 2016** beginning at 6:30 p.m. in the City Council Chambers, First Floor, Beaverton Building / City Hall, 12725 SW Millikan Way Beaverton, OR

Staff Contact: Jason T, (503) 350-4038, jasont@beavertonoregon.gov

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 at the Planning Division, 4th Floor, the Beaverton Building/City Hall, 12725 SW Millikan Way, between the hours of 7:30 a.m. and 4:00 p.m., Monday through Friday, except holidays.

Written comments on the proposal shall be submitted no later than 4:30 p.m. on Wednesday, January 6, 2016 if to be addressed in the staff report. Mailed written comments shall be sent to the Current Planning Division, PO Box 4755, Beaverton, OR 97076. Written comments submitted in person shall be delivered to the Planning Division, 4th Floor, the Beaverton Building/City Hall, 12725 SW Millikan Way, between the hours of 7:30 a.m. and 4:00 p.m., Monday through Friday, except holidays.

Please reference the Case File Number and Project Name in your written comments.

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.

The Facilities Review Committee will meet with the applicant on Wednesday January 6, 2016 to discuss technical issues associated with the application. The Facilities Review Committee is not a decision-making body, but advises the Director and the Planning Commission on a project's conformity to the technical criteria specified in Section 40.03 of the Development Code of the City of Beaverton. 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.

Staff reports are published a minimum of seven (7) calendar days before the date of the initial public hearing. A copy of the staff report will be available for inspection at the Planning Counter at no cost at least seven (7) calendar days before the hearing, and may be purchased at the Planning Division Counter for a reasonable cost. Staff reports may also be viewed on-line at www.beavertonoregon.gov.

Pursuant to Section 50.58 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 Director no later than 4:30 p.m. on the day of the scheduled hearing. All submittals that are more than two (2) letter size pages must include no fewer than ten (10) complete copies of the materials being submitted.

The Planning Commission is the decision-making authority for the applications and shall conduct hearings in accordance with adopted rules of procedure and shall make a decision on the development applications after the hearing closes.

THIS INFORMATION IS AVAILABLE IN LARGE PRINT OR AUDIO TAPE UPON REQUEST. IN ADDITION, ASSISTED LISTENING DEVICES, SIGN LANGUAGE INTERPRETERS, OR QUALIFIED BILINGUAL INTERPRETERS WILL BE MADE AVAILABLE AT ANY PUBLIC MEETING OR PROGRAM WITH 72 HOURS ADVANCE NOTICE. TO REQUEST THESE SERVICES, PLEASE CALL 526-2222/VOICE/TDD.