



**CITY OF BEAVERTON**  
 Community Development Department  
 Planning Division  
 12725 SW Millikan Way  
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 Beaverton, OR 97076  
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# RE-NOTICE OF DEVELOPMENT PROPOSAL

Notice Date: June 15, 2016

<b>Project Name:</b>	<b>Sunset Gardens Multi-Family</b>
<b>Case File No.:</b>	<b>DR2016-0032, TP2016-0005, LD2016-0006</b>
<b>Summary of Applications:</b>	The applicant seeks a Design Review Two, Tree Plan Two and Replat One approval to consolidate six existing lots into one legal lot of record, remove approximately 34 community trees greater than 10-inches in diameter and construct a five-story, approximately 249,600 square-foot, 210-unit multi-family housing development and a 4-story, approximately 125,775 square foot, 304 vehicle parking garage.
<b>Project Location:</b>	The site is located along W. Baseline Road between SW 158th Avenue and SW 160th Avenue. The site is also described as Tax Lots 100, 200, 300, 400, 1800 and 1900 on the Washington County Tax Assessor's Map 1S105CB. The total site is approximately 2.99 acres.
<b>Zoning &amp; NAC:</b>	Station Community – High Density Residential (SC-HDR) / Five Oaks/Triple Creek NAC
<b>Applicable Beaverton Code Criteria:</b>	<u>Beaverton Development Code Sections:</u> Design Review Two: Section 40.20.15.2.C Tree Plan Two: Section 40.90.15.2.C Replat One: Section 40.45.15.2.C Facilities Review: 40.03
<b>Due date for Written Comments:</b>	<b>To be made a part of the record and addressed in the staff report, correspondence must be received no later than 4:30 p.m. on Wednesday, July 6, 2016.</b>
<b>Facilities Review Meeting:</b>	The Facilities Review Committee will meet on July 6, 2016. The Facilities Review Committee will forward a recommendation to the Director on the above application based on its conformity to the technical criteria specified in Section 40.03 of the Development Code. The Director will issue a written decision approximately seven (7) calendar days after the Facilities Review Committee meeting.
<b>Staff Contact:</b>	Jason T. (503) 350-4038 / <a href="mailto:jasont@BeavertonOregon.gov">jasont@BeavertonOregon.gov</a>

Mailed written comments should be sent to the attention of Jason T, City of Beaverton Planning Division, P.O. Box 4755, Beaverton, OR 97076. To be made a part of the record, correspondence needs to be received no later than **4:30 p.m. Wednesday, July 6, 2016.** Please reference the Case File Numbers and Project Name in your written comments.

The Facilities Review Committee is not a decision-making body but advises the Planning Director on a project's conformity to the technical criteria specified in Section 40.03 of the Beaverton Development Code. The Planning Director will include the Committee's recommendation and findings in the Notice of Decision that is issued following the meeting. The Director's decision may be viewed at the following link:

<http://apps.beavertonoregon.gov/DevelopmentProjects>

Pursuant to Section 50.45.18, within seven (7) calendar days from the date the decision making authority adopts a land use order, the Director shall cause the order to be signed, dated, and mailed to the applicant and the property owner.

A copy of documents and evidence submitted by or on behalf of the applicant, and applicable review criteria, are available for inspection at the Beaverton Planning Division, 4<sup>th</sup> Floor, Beaverton Building/City Hall, 12725 SW Millikan Way, between the hours of 7:30 a.m. to 4:30 p.m., Monday through Friday. **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 an appeal to the Land Use Board of Appeals on that issue.**

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.