



CITY OF BEAVERTON
 Community Development Dept.
 Planning Division
 12725 SW Millikan Way
 Beaverton, OR 97006
 Tel: (503) 526-2420
 Fax: (503) 526-2550
 www.beavertonoregon.gov

NOTICE OF DEVELOPMENT PROPOSAL Design Review 2/Tree Plan 2/Lot Consolidation

Notice Date: May 7, 2015

Project Name:	The Brooklyn Apartments
Case File No.:	DR2015-0031, TP2015-0004, LD2015-0005
Summary of Applications:	The applicant, Master Development, LLC., seeks Design Review 2, Tree Plan 2 and Replat for Lot Consolidation approval to demolish five decomposing single family homes, consolidate five existing lots into one, remove approximately 47 community trees greater than 10-inches in diameter and construct a 92,495 square-foot, four-story 126-unit multi-family housing development with 129 accompanying parking stalls.
Project Location:	The site is located along W. Baseline Road between SW 158th Avenue and 160th Avenue. The site is also described as Tax Lots 100, 200, 300, 1800 and 1900 on the Washington County Tax Assessor's Map 1S105CB. The total site is approximately 2.35 acres.
Zoning & NAC:	Station Community – High Density Residential (SC-HDR) / Five Oaks/Triple Creek NAC
Applicable Development Code Criteria:	Beaverton Development Code Sections: <i>Facilities Review</i> : Section 40.03, <i>Design Review 2</i> : Section 40.20.15.2.C 40.90.15.2.C, <i>Tree Plan Two</i> : Section 40.20.15.2.C and <i>Replat for Lot Consolidation</i> : Section 40.45.15.2.C.
Due date for Written Comments:	4:00 p.m., Wednesday May 27, 2015 is the deadline for written comments. The Design Review Two application is subject to the Type 2 process identified in section 50.40 of the City Development Code. The Community Development Director is the decision maker. The Facilities Review Committee will meet with the applicant on Wednesday May 27, 2015. Shortly thereafter, the Committee will forward a recommendation of action on the proposed development to the Community Development Director. The Director will issue a written decision approximately twenty one (21) calendar days after the Facilities Review Committee meeting.
Staff Contact:	Jason T. 503.350.4038 / jasont@beavertonoregon.gov

Mailed written comments should be sent to the attention of Jason T., Planning Division, P.O. Box 4755, Beaverton, OR 97076. To be made a part of the record, correspondence needs to be received by Wednesday, May 27, 2015. 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 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 Director's decision may be viewed at: <http://apps.beavertonoregon.gov/DevelopmentProjects>

A copy of the plans 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 City Hall (Beaverton Building), 12725 NW Millikan Way, between the hours of 7:30 a.m. to 4:00 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 appeal to the Land Use Board of Appeals on that issue.