



CITY OF BEAVERTON
Community Development Department
Planning Division
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PUBLIC HEARING RE- NOTICE

Hearing Date: August 20, 2014 Hearing Body: Planning Commission

***The purpose of this re-notice is to reflect a change in the hearing date for the proposed applications to August 20, 2014.**

Project Name: **Timberland Senior Housing**

Case File No.: **ADJ2014-0001 / DR2014-0055 / LD2014-0007 / LO2014-0001 / SDM2014-0005**

Summary of Application:

The applicant, Rembold Properties, requests approval for a Design Review Three by the Planning Commission for a 164,978 square foot senior living facility in the Timberland development. The proposed development will include 147 total units, with 89 senior independent living, 41 assisted living, and 17 memory care units. The applicant seeks approval of a Major Adjustment application to the Maximum Height and Maximum FAR standards of Chapter 20. The applicant has applied for a Sidewalk Design Modification for sidewalks and planter strips which deviate from the standards. A Replat One for Lot Consolidation is proposed to consolidate the two existing lots into one lot. A Loading Determination application is sought to reduce the number of loading berths from two to one.

Project Location:

The site is bounded by NW 118th Avenue, NW Timberview Lane, NW 117th Avenue, and NW Cedar Falls Drive.
Tax Lots 200 & 500 on Washington County Tax Assessor's Map 1N134CD.

Zoning & NAC:

Town Center-High Density Residential (TC-HDR) & Town Center-Multiple Use (TC-MU) / Central Beaverton NAC

Applicable Development Code Criteria:

Section 40.03 *Facilities Review*, Section 40.10.15.2.C *Major Adjustment*, Section 40.20.15.3.C *Design Review Three*, Section 40.45.15.2.C *Replat One*, Section 40.50.15.1.C *Loading Determination*, and Section 40.58.15.C *Sidewalk Design Modification*.

Hearing Time and Place:

City Council Chambers, First Floor, Beaverton City Hall,
4755 SW Griffith Drive, beginning at 6:30 p.m.

Staff Contact:

Jana Fox, Associate Planner, 503.526.3710 / jfox@beavertonoregon.gov

Mailed written comments to the Commission should be sent to the attention of Jana Fox, Planning Division, PO Box 4755, Beaverton, OR 97076. To be made a part of the staff report, correspondence needs to be received by Friday, August 8, 2014. 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: July 23, 2014

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, 2nd floor, Beaverton City Hall, 4755 SW Griffith Drive, between the hours of 7:30 a.m. and 4:00 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.

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.