



Community Development Department
 Planning Division
 12725 SW Millikan Way / PO Box 4755
 Beaverton, OR 97076
 General Information: (503) 526-2222 V/TDD
www.BeavertonOregon.gov

LIMITED LAND USE NOTICE OF DEVELOPMENT PROPOSAL

Project Name:	LU32025-00932 Beaverton Creek Mixed Use
Case File No.:	DR32025-00916 / PLA12025-00930 / RP22025-00931
Summary of Application:	The applicant, High Street Portland, Inc., requests approval of a Design Review Three (DR32025-00916) application to construct a mixed-use development consisting of approximately 341 residential units and approximately 5,776 square feet of commercial floor area. The proposal also includes a Property Line Adjustment (PLA12025-00930) to adjust the boundary of the site to incorporate approximately 0.762 acres of adjacent property owned by Tri-County Metropolitan Transportation District of Oregon (TriMet) and a Replat Two (RP22025-00931) application to consolidate Lots 9 and 10 of the Technology Centre on Beaverton Creek plat as well as the approximately 0.762 acre of adjacent TriMet-owned property into a single lot of record. TriMet is a co-applicant.
Project Location:	The site is located north and east of SW 153 rd Drive, and south of the Beaverton Creek light rail station, specifically identified as Tax Lots 500 and 600 on Washington County Tax Assessor’s Map 1S108AC and Tax 2500 on Washington County’s Tax Assessor’s Map 1S1W8TL (TriMet).
Zoning & NAC:	The subject site is zoned Station Community Multiple Use District (SC-MU) however, TriMet’s tax lot spans across a variety of zoning districts. The site is within the Five Oaks/Triple Creek NAC.
Applicable Approval Criteria:	Development Code Sections 40.03.1 <i>Facilities Review Committee</i> , 40.20.15.3.C <i>Design Review Three</i> , and 40.45.15.1.C <i>Property Line Adjustment</i> , and 40.45.15.2.C <i>Replat Two</i> .
Due Date for Written Comments	No later than 5:00 PM on March 11, 2026
Staff Contact:	Elena Sasin, Associate Planner 503-278-1482 / esasin@beavertonoregon.gov

NOTE: On January 1, 2025 the new provisions of SB1537 went into effect, including modifications to ORS 197.015 (definitions) and ORS 197.195 (limited land use decisions), related to limited land use decisions. Two changes affect the definition of limited land use decisions and requirements related to the public notice for

limited land use decisions, limiting the ability of local government agencies to provide broader notice than that listed in ORS 197.195. The revised definition of limited land use decision in ORS 197.015(12)(a) now includes a permit type that is proposed with this application. As such, in accordance with ORS 197 this application will be processed as a limited land use decision.

The Community Development Department is currently open to the public on a limited basis, Monday through Thursday from 8:30 a.m. to 4:30 p.m. Please note that the Community Development Department is not open to the public on Fridays at this time. Staff recommends visiting <https://www.beavertonoregon.gov/183/Community-Development> for the most up-to-date information about in-person and virtual services.

Staff strongly encourages you to submit any testimony, comments, or questions via email to the Project Planner. Written comments on the above development proposal may also be mailed to the Current Planning Division, at PO Box 4755, Beaverton, OR 97076. Written comments, either emailed or mailed, on the above development proposal shall be received no later than 5:00 p.m. on March 11, 2026. Please reference the Case File Number and Project Name in your written comments and include your mailing address if you wish to receive a copy of the decision. 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 Meeting with the applicant will be held on March 11, 2026. 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 40.03.1 of the Beaverton Development Code. The Facilities Review Committee meeting is open to the public but is not intended for public testimony.

Public Comment Period Ends: March 11, 2026

The Director is the decision-making authority for the above application and shall issue a written decision on the above development proposal on or around March 25, 2026, pursuant to Section 50.40.10. Copies of the decision will be made available on the City's website <https://apps3.beavertonoregon.gov/DevelopmentProjects> and via the Beaverton Electronic Permitting System (BEPS) Public Portal project link <https://prod.buildinginbeaverton.org/record-details/#intdetails/planning/intid/4169>. The decision may also be provided by the Project Planner upon request.

For more information and to access plans and additional information on the application you can visit the project specific page on the BEPS Public Portal: <https://prod.buildinginbeaverton.org/record-details/#intdetails/planning/intid/4169>. For additional information or questions, please contact Elena Sasin, Associate Planner at 503-278-1482 or esasin@beavertonoregon.gov.

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 can be made available at any public meeting or program with 72 hours advance notice. To request these services, please contact Elena Sasin at 711-503-278-1482 or esasin@beavertonoregon.gov.

This document is available in other languages and formats upon request

Este documento está disponible en otros idiomas y formatos para quien lo solicite

本文档是可用在其他语言和格式

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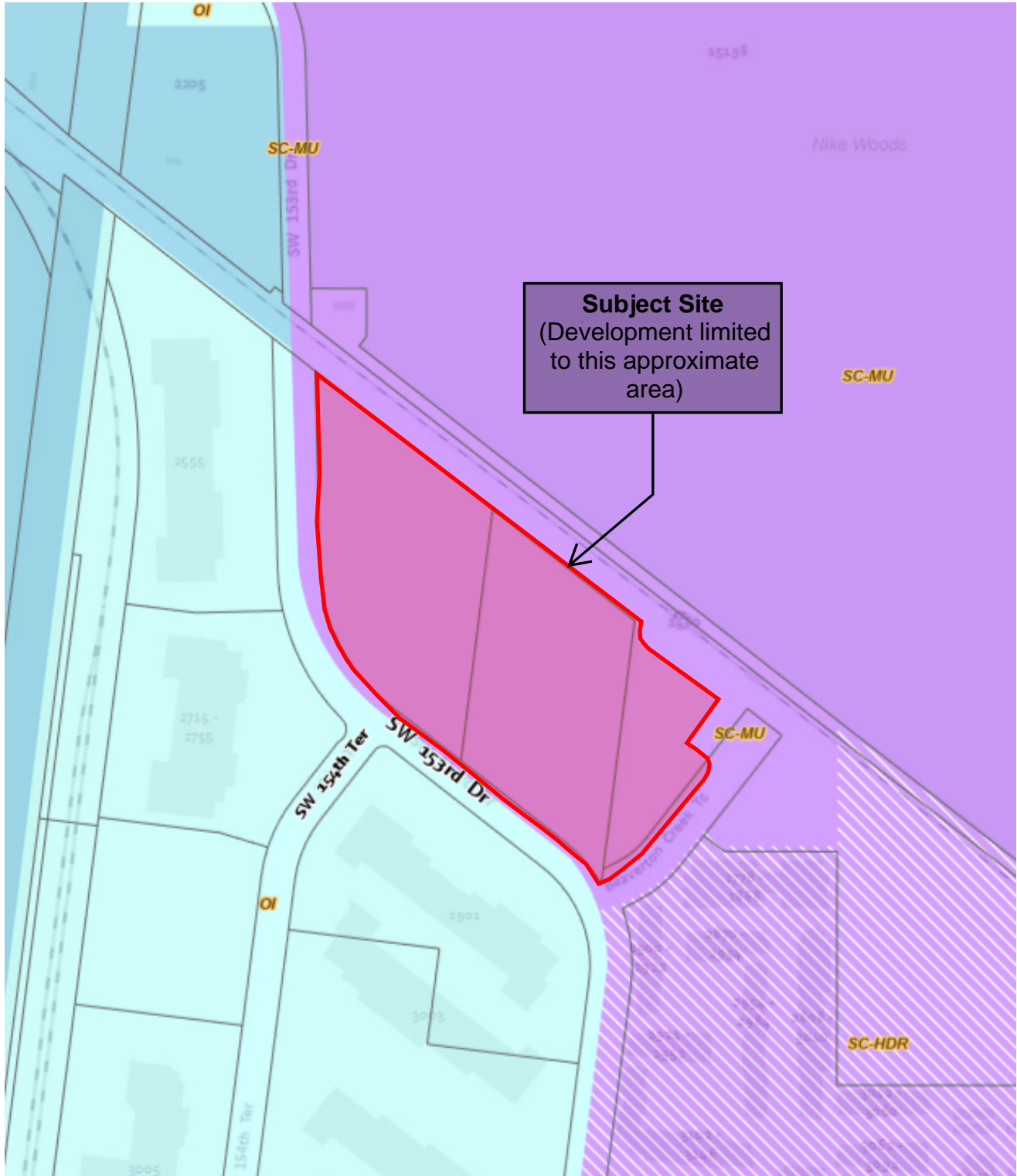
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Этот документ доступен на других языках и форматах по запросу

VICINITY MAP



Beaverton Creek – Mixed Use
 #LU32025-00932 (DR32025-00916,
 PLA12025-00930, RP22025-00931)

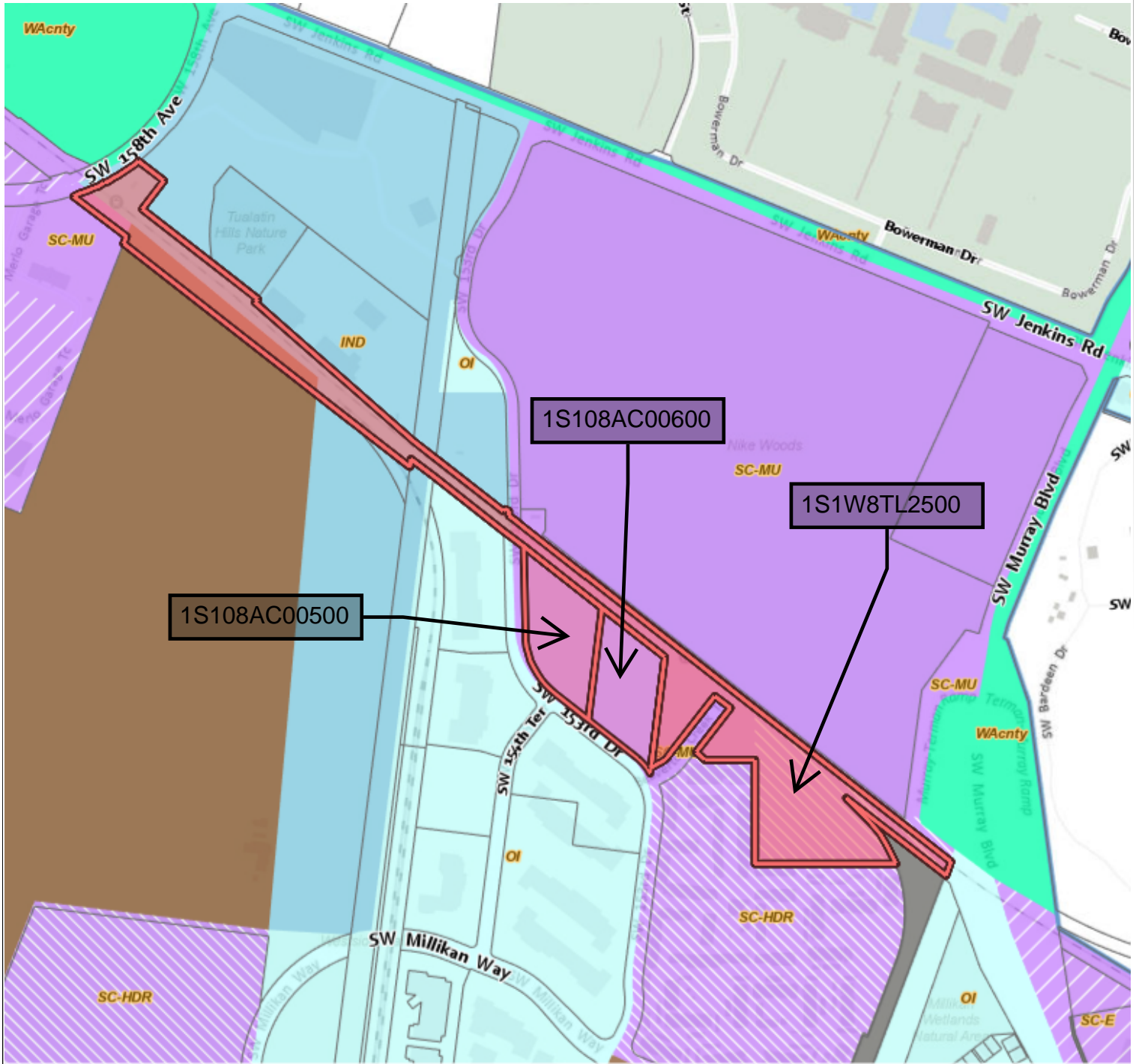
The information supplied in this application represents the best data available at the time of publication. City of Beaverton GIS makes no claims, representations, or warranties as to its accuracy or completeness.

Taxlot No:
 1S108AC00500,
 1S108AC00600,
 1S1W8TL2500
 (TriMet)

N

 Application #
See Notice

VICINITY MAP



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