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MEMORANDUM

TO: Planning Commission
FROM: Rob Zoeller, Senior Planner
DATE: April 19, 2023
SUBJECT: Policy Comments from the Friends of the Cooper Mountain Nature Park

Staff has received the following public comments from Friends of the Cooper Mountain Nature Park (FOCMNP) regarding the draft policies in the Cooper Mountain Community Plan.

FOCMNP has provided commentary on the following goal categories in the Community Plan: Land Use, Natural Resources, Community Resilience, Public Facilities and Infrastructure, Transportation and Commercial Uses.

In the memo on the following page, they highlight their most critical points, citing an expansion of the Cooper Mountain Nature Park, Natural Resource policies, tree canopy and the city's Complete Streets policy (approved by City Council on April 4, 2023).

Rob Zoeller

From: Wendy Kroger <krogerw@comcast.net>
Sent: Wednesday, April 19, 2023 1:34 PM
To: Mailbox CDD Planning
Cc: Rob Zoeller; Brian Martin
Subject: [EXTERNAL] Cooper Mountain Community Plan Draft Policies FOCMNP Comments
Attachments: CMCP Draft Policies - FOCMNP Edits and Comments - April 17 2023 Final Edits PDF Version.pdf; Friends of Cooper Mountain Nature Park Comments CMCP Draft Policies.pdf

CAUTION: This email originated from outside the City of Beaverton. Exercise caution when opening attachments or clicking links from unknown senders.

To The Beaverton Planning Commission

Thank you for the opportunity to provide testimony tonight regarding the Cooper Mountain Community Plan. The Friends of Cooper Mountain Nature Park (FOCMNP) are providing extensive comment in the attached documents, Cooper Mountain Community Plan (CMCP) Draft Policies, issued February 27, 2023 with a comment period through April 20, 2023.

Highlighted here are our most critical points:

1. The CMCP must allow for major expansion of the Cooper Mountain Nature Park (CMNP) in line with Metro Resolution #22-5250, adopted by Metro Council on April 14, 2022.
2. The identification, protection, and enhancement of "Natural Resources" require a different policy treatment from other Comprehensive Plan policy items since they are preexisting, rather than being assets or systems created by and for human use. Once Natural Resources are identified and protected (which can be done in tandem with expansion of the CMNP), the relevant policy treatment should be that of simply addressing equitable access to them.
3. Given that Cooper Mountain is the last foreseeable significantly forested area that will be annexed by the City, it is important that a percentage of tree canopy coverage above Metro's minimum (we suggest 60%) be instituted for the CMCP area. This is not only to protect the CMCP's Significant Natural Resources, but also to meaningfully move the City's overall percentage of tree canopy coverage toward Metro's minimum goal for Beaverton.
4. The proposed "Complete Streets Policy" is incomplete without adequate wildlife corridor protection including buffers and under-and over-passes.

Please see the attached documents for additional comments from the Friends of Cooper Mountain Nature Park.

Thank you.

From: Wendy Kroger krogerw@comcast.net  
Subject: Friends of Cooper Mountain Nature Park Comments, CMCP Draft Policies
Date: April 16, 2023 at 7:32 PM
To: Rob Zoeller rzoeller@beavertonoregon.gov, amaxwell@beavertonoregon.gov
Cc: kroger Wendy krogerw@comcast.net, John Griffiths john.griffiths505@gmail.com, Tom Hjort tomjudyh@aol.com, Victoria Frankeny victoria@tualatinriverkeepers.org

Thank you for the opportunity to comment on the proposed Cooper Mountain Community Plan (CMCP) draft policies issued on February 27, 2023. Our specific edits and comments are included on the draft itself, which is attached to this email.

In addition, we have the following comments, suggestions, and questions:

1. The entire document will greatly benefit from a comprehensive "Definitions" section. See specific suggestions below. Some of the proposed standards and policies do not appear to be sufficiently explicit or objective and would benefit from specific definition. As reviewers work through modification of the planned policies, please use the lens of "explicit, objective standards."
2. We wish to emphasize that the CMCP must allow for a major expansion of the Nature Park as noted on Page 12, "Parks policies," and in line with Metro's refinement plan objectives for its Cooper Mountain target area.
3. Page 2, **What does this mean for Cooper Mountain?** Please note that we have removed "Natural Resources" from your list of policy categories and placed a separate listing at the end of the section. The identification, protection, and enhancement of Natural Resources require a different policy treatment from the other items since the Natural Resources are preexisting, rather than being assets or systems created by and for human use. Once Natural Resources are identified and protected, the relevant policy treatment should be that of simply addressing equitable access to the Natural Resources.
4. Page 3, **"What are policies that advance equitable outcomes in Cooper Mountain"** Bullet #6: We understand that the City significantly lags Metro's overall 40% minimum tree canopy goal for Beaverton, with Beaverton currently standing at approximately 26%. Given that Cooper Mountain is the last foreseeable significantly forested area that will be annexed by the city, it is important that a percentage of tree canopy coverage above the minimum (60% as noted) be instituted for the Cooper Mountain Community Plan (CMCP) area. This is not only to protect the CMCP area's Significant Natural Resources but also to meaningfully move the City's overall percentage of tree canopy coverage toward Metro's minimum goal.
5. Page 3, Bullet #9, "Advancing Equitable Outcomes": "Transportation: Active Transportation Policy b); this does not appear to address or mesh with major arterials/collectors across the Plan area.
6. Page 4, Since the Land Use Map for the Cooper Mountain project area is still under development, we accept your offer to review and provide feedback at that time. Some of our current comments may change once we are able to review the map.
7. Page 12, Parks Policies: We propose that the Parks Policies begins with: "The City supports a significant expansion of the Cooper Mountain Nature Park in line with the 700-acre total end-goal expressed in Metro Resolution #22-5250, adopted by Metro Council on April 14, 2022, and will coordinate with Metro, THPRD, other government entities (e.g., Washington County, Tigard, Clean Water Services, etc.) property owners, and other interested parties as expansion plans are evaluated and proposed by Metro."
8. Page 17, a: In order to comment on the application of the City's "Complete Streets Policy" to the area to be covered by the CMCP, it's difficult to envision the layout without an accompanying map. Specifically, it's impossible to determine if roads currently being planned will cross SNRAs and wildlife corridors. We plan to further review and comment when that map is available.
9. Page 19, "SW 175th Avenue Refinement Study." Add an Item 4 re location/design of an east/west under- or over-crossing north of Mountainside High School, when that wildlife corridor has been more clearly defined.
10. Page 19, Under "Complete and Connected Street Policies," there are two item "b)"s. The second one should be "(c) Design and Build collector streets..." The remaining numbers should be corrected. Under the new, correct "(f) Design bridges... in the following locations:" add a new item iii: "Midway along SW 175th Avenue north of Mountainside High School as indicated by the wildlife corridor map for safe east/west passage across SW 175th Avenue"
11. Page 21, Funding Strategies: What will be the funding or enabling strategies for Resilient Stream Corridors as well as "for incentivizing" public facilities and infrastructure policies so they can actually and practically be constructed?
12. Needed definitions:

Page 5: "adequate buffer for natural resource areas"

Page 7: "wildlife corridor," "riparian habitat," "upland habitat," and all the Classes: A, B, C and 1, 2 and 3
Page 8: Under Impact Area Policies, a) "significant" setbacks' and "adverse impacts of development"
Pages 8 and 9: "fee in lieu of"
Page 10, Item d: "edge habitat"
Page 11 e) "Resilient Stream Corridors"
Page 14, c) "significant setback"

Thank You.

CMCP Draft
Policie...ts.docx



COOPER MOUNTAIN
COMMUNITY PLAN

COOPER MOUNTAIN COMMUNITY PLAN DRAFT POLICIES

TO: Beaverton Community, Stakeholders and Agencies
FROM: Rob Zoeller, Associate Planner, City of Beaverton
DATE: February 27, 2023

What This Document is About

You and your neighbors can help improve the goals and policies for Cooper Mountain. City staff are working on draft Cooper Mountain Community Plan goals and policies that, when completed and approved by City Council, will be added to the City's Comprehensive Plan.

The goals and policies in the Comprehensive Plan are implemented through a variety of city documents, including the Beaverton Code, Development Code, and other implementation plans, some of which can be found here: <https://beavertonoregon.gov/939/City-Codes-Plans>

The goals and policies also put in writing the vision and desired outcomes for Cooper Mountain. Desired outcomes include things like creating new equitable neighborhoods, protecting natural resources, and connecting people to nature and parks in Cooper Mountain. The desired outcomes are based on the Cooper Mountain preferred approach developed last year.

The goals and policies also are important because the city's development rules must be consistent with the goals and policies in the Community Plan. Development rules determine for each property things like what uses are allowed; how many homes can be built; building size and bulk; and how many trees must be planted.

We would like your comments and ideas about the draft Community Plan goals and policies. This is an early draft, and we need your help to make improvements! As you review this document, please consider the following questions:

1. Do you have comments or suggestions about the draft goals and policies?
2. What did we miss with the draft goals and policies?
3. What information would help you better understand the implications of these policies?

How to comment:

- Send comments to mailboxceddplanning@beavertonoregon.gov
- Modify this Word file document to suggest new language. Make sure staff can see your suggested changes, such as by using the "Track Changes" or "Comment" features of your software or changing the font color of the text you modify. When complete, send it to mailboxceddplanning@beavertonoregon.gov
- Fill out the comment box on the project website: www.BeavertonOregon.gov/CM

What's next? Send us your comments by **April 20**. We'll update the policies based on your feedback, and present them to City Council for additional feedback in late spring/early summer.



If you would like to review the preferred approach and other project documents, sign up for project updates, and learn about ways to stay involved, then you can find them on the project website: www.BeavertonOregon.gov/CM

Advancing Equitable Outcomes

The City of Beaverton uses a framework of equity to guide policy decisions, as established in the city's Diversity, Equity and Inclusion (DEI) Plan originally approved by City Council in 2015 and available here: www.beavertonoregon.gov/Cultural-Inclusion

What is equity? Equity is when structural barriers that have historically disadvantaged certain groups are removed, and everyone has access to the opportunities and tools they need to thrive. Equity is measured in outcomes and is achieved when a person's identity can no longer predict their success.

Why center race in creating equitable outcomes? We use race as a primary lens for our internal diversity, equity, and inclusion work. This is important because in Central Beaverton and eastern parts of the city, one in three people identify as a person of color. And in West Beaverton and Aloha, one of two people identify as a person of color.

There are many reasons to center race in our work. One example is that research shows that in the United States, including the City of Beaverton, race remains one of the most powerful predictors of wellbeing and success across indicators of housing, health, education, income and poverty. The DEI Plan includes even more examples.

What does this mean for Cooper Mountain? Staff is using a racial equity lens through which all new goals and policies are being considered. In other words, advancing racial equity is not a goal in and of itself because creating equitable outcomes for residents, including historically underserved and underrepresented communities, means that all the following policy categories – Land Use, Housing, ~~Natural Resources~~, Resilience, Public Facilities, Transportation, Commercial Uses and Funding Strategies – should address equitable outcomes through their intent. The identification, protection, and enhancement of Natural Resources require different policy treatment since Natural Resources are preexisting, rather than being assets or systems created by and for human use. Once natural resources are identified and protected, the remaining policy categories should then address equitable access to Natural Resources.

What are policies that advance equitable outcomes in Cooper Mountain? Below is a list of select policies that are intended to advance equitable outcomes in the Cooper Mountain Community Plan. Our work is just getting started. We are still refining these policies and may add new policies as we continue our research and speak with community members about what is best for current and future residents of Beaverton.

- Distribute residential zones that have higher minimum densities in all developable subareas of the Cooper Mountain Community Plan area. CM-MR zoning is most appropriate... In locations that improve multi-dwelling residents' equitable access to commercial uses, nature, and parks/recreation. **(Land Use Policy c.vii)**
- The city will promote affordable rental and home ownership housing choices in every neighborhood in a variety of housing types consistent with the city's identified housing



needs. The city should consider a target of at least 450 regulated affordable homes in Cooper Mountain. **(Housing Policy b)**

- Include housing variety in neighborhoods and developments to provide choices that can accommodate a range of ages, incomes, abilities, and household sizes. **(Housing Policy c)**
- Integrate housing types in neighborhoods and developments so many housing needs ~~can be met throughout Cooper Mountain.~~ **(Housing Policy d)**
- Encourage equitable community member access, both visual and physical, to natural areas through methods that balance natural resource and habitat preservation with the need for people to connect with nature. **(Natural Resources: General Policy b)**
- Establish ~~minimum a 60%~~ tree canopy requirements that considers... equitable access to the environmental and social benefits of trees. Prioritize higher tree canopy density adjacent to streams and in continuation from and around the Nature Park to mitigate warming impacts to the Tualatin River and its tributaries, provide habitat connectivity along stream corridors, and to help buffer significant natural resource areas. **(Natural Resources: Tree Canopy Policy a.v)**
- Coordinate with the Tualatin Hills Park & Recreation District ("THPRD") to provide equitable access to the McKernan Creek Regional Trail and amenities, where applicable, for different cultural, ethnic, and socioeconomic groups that historically have not benefited from access to natural areas due to physical, geographic, or transportation-related barriers. **(Public Facilities: McKernan Creek Regional Trail Policy e)**
- Provide Neighborhood Parks in each Community Plan neighborhood that meet THPRD's neighborhood park standards as provided in THPRD's most recently approved Parks 'Functional Plan are a sufficient size, generally at least 2 acres, to meet-serve the park and recreation needs of people who live and work in the area and visit the area. **(Public Facilities: Park Policy c)**
- The city shall plan for and make transportation policy, design, and investment decisions consistent with its Complete Streets policy. Streets in the Cooper Mountain Community Plan area shall... prioritize the needs of our community's most vulnerable, including communities of color, children and their caregivers, seniors and people with disabilities, and... facilitate an equitable, community-wide transition from gas powered vehicles to electric vehicles. **(Transportation: Active Transportation Policy b)**
- Allow small-scale commercial activity within the Cooper Mountain Residential land use designation to provide opportunities for residents to have access to goods and services, provide entrepreneurship opportunities, support at-home work options that reduce automobile usage and create potential places for people to see and meet with fellow neighbors. **(Commercial Policy b)**

Commented [JG1]: We understand that the City significantly lags Metro's overall 40% minimum tree canopy goal for Beaverton, with Beaverton currently standing at approximately 26%. Given that Cooper Mountain is the last foreseeable significantly forested area that will be annexed by the City, it is important that a tree canopy coverage percentage goal significantly exceeding the minimum (i.e., 60%) be instituted for the Cooper Mountain Community Plan (CMCP) area. This is not only to protect the CMCP area's Significant Natural Resources but also to meaningfully move the City's overall average tree canopy coverage percentage toward Metro's 40% minimum goal.



Comprehensive Plan and Zoning District Matrix

The Comprehensive Plan is a document that guides Beaverton’s future growth and development over the next 20 years. It has 10 chapters (or “elements”) to guide this work. Each chapter has goals and policies that provide more direction. Chapter 3 (Land Use) includes the land use map with land use designations organized in four categories.

What is land use? Land use designations indicate what the land can be used for, such as housing, shops, restaurants, offices, schools, parks or industry. Regulating land use allows cities to combine activities that complement each other, such as housing and schools, and separate others that may be harmful, such as housing and heavy manufacturing.

Land use designations in the Comprehensive Plan have implementing zoning districts that provide rules for neighborhood development. Please note that the Land Use Map for the Cooper Mountain project area is still under development. This spring, staff will share an updated Land Use Map with the community for additional review and feedback.

What is zoning? Zoning is the practice of establishing the appropriate mix of uses in different areas and setting site and building design expectations. Each zone may have different allowed land uses as well as minimum or maximum building height, setbacks and density.

For Cooper Mountain, the proposed land use designations and implementing zoning districts for Cooper Mountain are provided in Table 1. These are draft land use designations and zoning districts. As staff seeks feedback from decision makers and the community, we would adjust what is proposed in the table below.

Table 1. Comprehensive Plan and Zoning District Matrix

Comprehensive Plan Designation	Implementing Zoning Districts
Mixed Use Areas	
Cooper Mountain Mixed Use*	CM-CS, Cooper Mountain – Community Service* CM-HDR, Cooper Mountain – High Density Residential District* CM-MR, Cooper Mountain – Multi-dwelling Residential*
Neighborhoods	
Cooper Mountain Residential*	CM-MR, Cooper Mountain – Multi-dwelling Residential* CM-RM, Cooper Mountain Residential Mixed*

* Comprehensive Plan Designations and Implementing Zoning Districts that can only be used in the Cooper Mountain Community Plan area



Land Use

Goal

Create equitable neighborhoods that integrate housing variety, provide access to parks and natural areas, support commercial areas, and prioritize safe and convenient ways to walk and bike within and between neighborhoods while adequately buffering and protecting all significant natural resource areas.

Draft Policies

- a) Apply the Cooper Mountain Mixed Use land use designation in areas:
 - i. Where site conditions, such as land with slight slopes, support higher density multi-dwelling options; and
 - ii. Where a mix of multi-dwellings and commercial uses provides flexibility or improves development feasibility; and
 - iii. Where commercial activity is necessary to ensure community members within the Cooper Mountain area and surrounding areas have access to goods, services, and community gathering places, including areas near intersections with at least one arterial; and
 - iv. Along arterial roads with relatively high visibility; and
 - v. Near community and neighborhood parks that are near collector streets.
- b) Apply the Cooper Mountain Residential land use designation in areas:
 - i. Where site conditions, such as land with steep slopes, are better suited for single-detached dwellings and lower density multi-dwelling options; and
 - ii. Relatively farther from any intersection with an arterial; and
- c) Distribute residential zones that have higher minimum densities in all developable subareas of the Cooper Mountain Community Plan area. CM-MR zoning is most appropriate near:
 - i. Near land with Cooper Mountain Mixed Use land designations; and
 - ii. Near commercial centers; and
 - iii. Along future transit routes identified by TriMet or Washington County; and
 - iv. Along collector streets; and
 - v. Along neighborhood routes in areas without nearby higher density multi-dwelling options; and
 - vi. Near neighborhood and community parks; and
 - vii. In locations that improve multi-dwelling residents' equitable access to commercial uses, nature, and parks/recreation.
- d) Designate at least two commercial centers with a minimum size of 5 acres in different parts of the plan area in Cooper Mountain. The centers will:
 - i. Allow a mix of commercial and residential uses at relatively high densities to create vibrant, walkable areas; and
 - ii. Provide people living and working in Cooper Mountain with the ability to access the centers through safe and convenient ways to travel, such as walking and biking.
 - iii. Serve as priority locations for civic uses and regulated affordable housing.
- e) Provide zoning and development intensity near the commercial centers, including zoning that allows additional commercial uses as an option, and provides flexibility for additional



commercial, mixed-use and multi-dwelling development that will add to the vibrancy of the area.

- f) Apply zoning for small commercial centers in areas:
 - i. Along arterials or collectors; and
 - ii. Along neighborhood routes with higher density multi-dwelling options; and
 - iii. Near multi-use paths.
- g) Allow small-scale commercial uses in residential neighborhoods that are:
 - i. Near areas zoned for higher density multi-dwellings; and
 - ii. Near parks (excluding the Cooper Mountain Nature Park) and other key destinations; and
 - iii. Along Neighborhood Routes west of 175th Avenue.

Figure 1. Draft Comprehensive Plan Land Use Map

Staff Note: Staff is currently working on an updated Draft Comprehensive Plan Land Use map based on the Preferred Approach Concept presented to City Council in October 2022. An updated map may be available late spring/summer 2023.

Housing

Goal

Provide new housing in a variety of housing types and for all income levels.

Draft Policies

- a) The city will increase housing supply by establishing minimum densities as a tool to ensure the planned number of homes in the Community Plan is implemented.
- b) The city will promote affordable rental and home ownership housing choices in every neighborhood in a variety of housing types consistent with the city's identified housing needs. The city should consider a target of at least 450 regulated affordable homes in Cooper Mountain.
- c) Include housing variety in neighborhoods and developments to provide choices that can accommodate a range of ages, incomes, abilities, and household sizes.
- d) Integrate housing types in neighborhoods and developments so many housing needs can be met throughout Cooper Mountain.
- e) Design housing development to enhance or reduce negative effects on natural resource areas and wildlife habitat while providing community access to views or access natural areas and nature, including integrating natural elements into neighborhood design.



Natural Resources

Goal

Preserve, protect, incorporate, connect, and enhance natural resources.

Draft Policies

General Policies

- a) Protect Cooper Mountain natural resources, including but not limited to stream corridors, riparian areas, upland habitat (including oak groves), and wetlands, and integrate natural features into neighborhoods and the community. Tools and strategies to accomplish this policy include:
 - i. Significant Natural Resource Area overlay zoning (see below)
 - ii. Impact Area regulations
 - iii. Tree protection and mitigation
 - iv. Wildlife corridor ~~management~~ identification and preservation
 - v. Steep slope protections precluding development that may pose detrimental impacts to downhill communities and natural resources.
 - vi. Effective storm water management via green infrastructure, specifically including Resilient Stream Corridors
 - vii. Encouraging development in areas that do not have significant natural resources and ~~discouraging-avoiding~~ development in areas with significant natural resources.
 - viii. ~~_____~~
- b) ~~Encourage-Provide~~ Provide equitable community member access, both visual and physical, to natural areas through methods that balance natural resource and habitat preservation with the need for people to connect with nature. Tools include but are not limited to:
 - i. Designing neighborhoods with continuous and/or frequent public access to natural areas, rather than private property borders that prevent community visual and physical access to natural areas; and
 - ii. Providing trails adjacent to natural areas and, where impacts can be mitigated, alongside or into the Cooper Mountain Nature Park; and
 - iii. Providing occasional but frequent public open spaces and viewpoints along street rights of way or trail rights of way that abut natural areas and parks.
 - iv. The city will create Development Code provisions that promote equitable community member public access consistent with this policy.

Significant Natural Resource Area Policies

- a) The city will ~~encourage-enable~~ enable preservation in significant natural ~~resources-resource~~ areas through implementation of a Significant Natural Resource Area (SNRA) overlay ~~Zone-zone~~ and its accompanying regulations (Figure 2). Significant natural resources include Riparian Habitat (Class 1 and 2), Upland Habitat (Class A and B), Class 3 Riparian Habitat and Class C Upland Habitat to the extent that they serve as wildlife corridors or bird nesting and migration areas, and the Cooper Mountain Nature Park, and protective buffers/setbacks for all the foregoing - as shown on the city's SNRA Map. The purpose of the SNRA overlay is to:



- i. Provide protection and conservation of significant natural resources.
 - ii. Balance ~~conservation with the~~ economic uses that will occur outside the SNRA overlay zone with the conservation and preservation that will occur inside the SNRA overlay zone.
 - iii. Guide development review regarding the protection of significant natural resource areas.
 - iv. Promote intergovernmental cooperation in natural resource management.
 - v. Complement the city's tree protection regulations.
- b) The city will develop SNRA overlay regulations to:
- i. Identify the area and activities that are subject to the SNRA overlay regulations.
 - ii. Provide development standards and guidelines as needed to preserve significant natural resources areas, protect wildlife habitat and mobility, and regulate tree canopy inside the SNRA overlay while:
 1. Allowing exemptions and exceptions for uses that the city determines will have minimum or positive impacts, such as invasive ~~tree-plant~~ removal or resource enhancement, on natural resources; and
 2. Allowing exemptions or exceptions for uses that are necessary for a public purpose, such as trails or utilities; and
 - ~~3. Allowing development to occur in limited disturbance areas under certain circumstances, such as if the impacts are temporary or necessary to provide reasonable use of a property; and~~
 - iii. Promote mitigation for SNRA impacts, such as replanting ~~or~~ fee-in-lieu of mitigation would be allowed only after all other practicable on-site best conservation management practice measures are exhausted; and
 - iv. Provide a method for reviewing SNRA boundary amendments to respond to new information, such as a study or a technical report.
 - v. Establish design standards for features such as lighting, fencing, trails, bridges and other utility features in the SNRA overlay zone to reduce impacts on wildlife.

Figure 2. Draft Significant Natural Resources and Impact Areas map

Staff Note: Staff is currently working on an updated Draft Significant Natural Resources and Impact Areas map based on the Natural Resources approach presented to City Council in November 2022. An updated map may be available late spring/summer 2023.

Impact Areas Policies

- a) The city will include an Impact Area adjacent to the SNRA overlay incorporating significant setbacks, to protect natural resources and provide a buffer area that limits or negates the adverse impacts of development on the adjacent significant natural resources. (Figure 2)
- b) The city will develop Impact Area regulations to:
 - i. Identify the area and activities that are subject to the Impact Area regulations.
 - ii. Provide development standards and guidelines as needed to provide a buffer area that protects adjacent significant natural resources areas and wildlife habitat and mobility, and regulates tree canopy inside the Impact Area while:



1. Allowing exemptions and exceptions for uses that the city determines will have minimum or positive impacts, such as invasive tree removal or resource enhancement, on natural resources; and
2. Allowing exemptions or exceptions for uses that are necessary for a public purpose, such as trails or utilities; and
3. ~~Allowing development to occur in limited disturbance areas under certain circumstances, such as if the impacts are temporary or necessary to provide reasonable use of a property; and~~
- iii. Promote mitigation for impacts to natural resources in Impact Areas, such as replanting ~~or~~ Fee-in-lieu of mitigation ~~would be allowed only after all other practicable on-site conservation best management practice measures are exhausted;~~ and
- iv. Provide a method for reviewing Impact Area amendments, for example when SNRA boundary amendments are proposed and Impact Area boundaries need to be adjusted.
- v. Establish design standards for features such as lighting, ~~noise reduction, fireworks prevention, trash receptacles,~~ fencing, trails, bridges and other utility features in the Impact Area to reduce impacts on wildlife.

Tree Canopy Policies

- a. Establish a minimum tree canopy ~~requirements~~ requirement in the CMCP of 60% ~~supported by that consider:~~
 - i. Higher preservation standards inside SNRAs and Impact Areas and moderate preservation standards outside of SNRAs and Impact Areas.
 - ii. Innovative approaches to meeting tree canopy requirements in developments of different sizes and configurations.
 - iii. Effective ways to reduce the urban heat island effect.
 - iv. The ~~benefits-protection~~ of diverse, mixed-age forests.
 - v. Equitable access to the environmental and social benefits of trees.
- b. Provide incentives that encourage the retention of native, drought-tolerant, climate change-resilient, and mature trees, which collectively provide higher quality habitat and support diverse, mixed-age forests.
- c. ~~Promote~~ Provide mitigation for tree loss or removal, such as a requirement for the on-site replacement of trees, off-site plantings, and fee-in-lieu payments in that order.
- d. Improve city standards that provide guidance on which trees are appropriate to plant in certain locations, such as inside SNRAs and near sidewalks.
- e. Improve city standards that promote the longevity of newly planted and existing trees.

Staff Note: Staff may add polices regarding commercial timber harvests to this section after additional research and analysis has been completed.

Wildlife Corridors Policies

- a. ~~Manage~~ Protect wildlife corridors identified on the Wildlife Corridor Map to support use by wildlife, ~~limit~~ avoid impacts from permitted development, and preserve the connectivity and viability of the corridors within and outside the Cooper Mountain planning area.

Commented [JG2]: We understand that the City significantly lags Metro's overall 40% minimum tree canopy goal for Beaverton, with Beaverton currently standing at approximately 26%. Given that Cooper Mountain is the last foreseeable significantly forested area that will be annexed by the City, it is important that a tree canopy coverage percentage goal significantly exceeding the minimum (i.e., 60%) be instituted for the Cooper Mountain Community Plan (CMCP) area. This is not only to protect the CMCP area's Significant Natural Resources but also to meaningfully move the City's overall average tree canopy coverage percentage toward Metro's 40% minimum goal.



- b. Minimize stream crossing to the maximum extent practicable. In areas where stream crossings cannot be avoided, dDesign stream crossings, such as for roads and trails, so that they allow passage by large mammals through the corridors on the Wildlife Corridor Map. (Figure TBD)
- c. Prioritize protection of interior habitat, which exists beyond the habitat edge and inside a natural resource area, over edge habitat, which refers to the boundary between two landscape elements, such as when a tree grove abuts a residential development, since interior habitat provides a more stable environment for birds, mammals, and amphibians.
- e.d. Protect edge habitat by using design standards to reduce impacts on wildlife.

Staff Note: Staff may add polices regarding incentives for wildlife corridors outside of SNRAs after additional research and analysis has been completed.

Figure 2. Draft Wildlife Corridors Map

Staff Note: Staff is currently working on an updated Draft Wildlife Corridors map based on the Natural Resources approach presented to City Council in November 2022. An updated map may be available late spring/summer 2023.

DRAFT



Resilience

Goal

Improve community resilience to climate change and natural hazards.

Draft Policies

- a) Reduce greenhouse gas emissions by providing and promoting walking, biking, transit, and other active transportation options. Preserve and enhance existing carbon sinks (e.g., forest canopy, wetlands) to mitigate greenhouse gas emissions
- b) Incorporate neighborhood design that reduces people's risk of natural hazards.
- c) The city will develop code standards and guidelines that reduce risks to life and property in steeply sloped areas and in areas with identified geologic or seismic hazards, such as through identifying those areas, reducing density of homes or prohibiting development in those areas, requiring necessary geotechnical and engineering studies; and providing additional requirements for developments that are affected by steeply sloped areas or areas with geologic hazards.
- d) Implement, where feasible, the city's purple pipe water program that routes cleaned stormwater to irrigate green spaces like parks, school grounds, and yards and to provide additional water flows to streams in the warmer months when the city typically receives less rain- in the summer.
- e) Incorporate Resilient Stream Corridors into stormwater management.
- f) Evaluate and monitor potential wildfire risk identified by the Department of Forestry, and if risk is moderate or higher, update development code regulations that prioritize safety and reduce potential damage from wildfires.
- g) Provide pedestrian and vehicular connectivity that will create access and egress consistent with city and Tualatin Valley Fire & Rescue (TVF&R) standards, which will allow TVF&R, Beaverton Police Department, and other first responders to provide emergency response to the Community Plan area.



Public Facilities

Goal

Provide public facilities and infrastructure needed for safe, healthy communities.

Draft Policies

Parks Policies

- a) The City supports ~~the a significant~~ expansion of the Cooper Mountain Nature Park along the lines of the 700-acre total end-goal expressed in Metro Resolution #22-5250, adopted by Metro Council on April 14, 2002, and will coordinate with Metro, THPRD, other government entities (e.g., Washington County, Tigard, Clean Water Services, etc.) property owners, and others interested parties as expansion plans are evaluated and proposed by Metro.
- b) The city will work with THPRD and property owners to implement a Community Park, applying the following principles:
 - i. The preferred location is in the Cooper Lowlands neighborhood.
 - ii. The park will provide active and passive recreation as well as related amenities to accommodate a variety of visitors/users, including people living with disabilities according to THPRD's most recently approved Parks Functional Plan.
 - iii. The park design will follow THPRD's most recently approved Parks Functional Plan and will seek to balance community recreation need with the ecological health of sensitive natural resources on site, while also considering compatibility and integration with adjacent land uses.
 - iv. The park will be accessible by the active transportation network.
 - iv-v. The park will be connected via a trail to the Cooper Mountain Nature Park
- c) Provide Neighborhood Parks in each Community Plan neighborhood that meet THPRD neighborhood park standards as specified in THPRD's most recently approved Parks Functional Plan and that meet or exceed the minimum acreages in the following table:

Neighborhood	Park Acreage
Cooper Lowlands	2 acres
Horse Tale	2 acres
Skyline	2 acres
McKernan	2 acres
Hilltop	3 acres
Weir	2 acres
Siler Ridge	3 acres
High Hill	2 acres



Grabhorn Meadow	3 acres
TOTAL	21 acres

- d) Establish neighborhood parks to be key features of neighborhood design by applying the following principles:
 - i. Accessible by walking and biking without significant barriers such as arterial streets and steep slopes.
 - ii. Geographically locate parks to serve the greatest anticipated population within a 10-minute walk to promote community gathering through proximity to trails, neighborhood or community transportation networks, and land uses such as commercial, mixed use, and multi-dwelling residential.
 - iii. Prioritize sites with greater developable acreages, with a target of at least 75% developable acreage, to allow for active recreation on sites greater than one acre.
 - iv. Co-locate with other public uses.
 - v. Provide visibility for the surrounding neighborhood and scenic viewpoints.
- e) Incorporate an urban plaza in each commercial area where commercial is required.
- f) Provide trailhead parks consistent with THPRD standards at key entry points to the trail network.

Public Facilities and Infrastructure Policies

- a) Locate land uses that promote social interaction and/or provide services to the community, such as libraries, in or near commercial centers and/or regulated affordable housing sites.
- b) Implement Active Transportation Policies – See Transportation section.
- c) Implement, where feasible, the city's purple pipe water program
- d) Promote ~~and incentivize the~~ co-location of roads, ~~separated bicycle paths, or off-road or buffered trails, alignments~~ and utility corridors ~~alignments with each other~~.
- e) Plan, design, and implement utility corridors to protect natural resources, applying the following principles:
 - i. Minimize impact to McKernan Creek, Summer Creek, and riparian habitat.
 - ii. Provide passage for deer and other large mammals, such as by elevating bridges to allow animals to pass underneath or burying utilities.
 - iii. Work with natural resource stakeholders during the public facility design process.
- f) Coordinate with Clean Water Services to implement a regional stormwater strategy for the McKernan Creek subbasin, that considers opportunities to restore degraded natural resources and manage stormwater through resilient stream corridors.
- g) Promote ~~and incentivize~~ low impact development approaches (LIDA) for stormwater management and other approaches to integrate stormwater facilities with parks, trails, and natural resource areas.



McKernan Creek Regional Trail Policies

- a) The city and its agency partners, such as ~~Tualatin Hills Park & Recreation District~~ THPRD and Clean Water Services, will integrate public access, trails, natural resource areas, stormwater management, and other utilities to support the ecological and community health of Cooper Mountain and include these elements in plans and rules implemented by property owners and developers.
- b) Protect natural resources along the McKernan Creek Regional trail in accordance with the policies listed in the Natural Resources section of this plan.
- c) Evaluate and determine a trail alignment, including adequate protective stream setbacks and buffers, that generally follows the corridor along McKernan Creek identified in the Preferred Approach map in the Community Plan, and where possible, aligns or connects with roads or trails near the corridor.
- d) Provide scenic viewpoints along the McKernan Creek Regional trail.
- e) Coordinate with THPRD to provide equitable access to the McKernan Creek Regional Trail and amenities, ~~where applicable~~, for different cultural, ethnic, and socioeconomic groups that historically have not benefited from access to natural areas due to physical, geographic, or transportation-related barriers.
- f) The city will define and initiate a McKernan Creek Regional Trail implementation program to refine the concept, prepare designs, and create an action plan for funding and construction.

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Transportation

Goal

Provide safe, convenient access to important destinations while supporting transportation options, including walking and biking.

Draft Policies

Active Transportation Policies

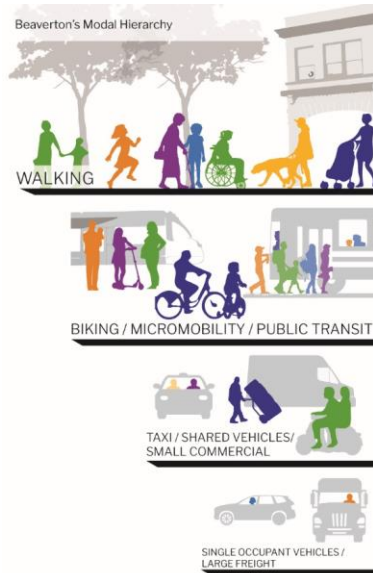
- a) Extend and connect Beaverton's bicycle network to Cooper Mountain and classify bike facilities, consistent with Beaverton's Active Transportation Plan
- b) The city shall plan for and make transportation policy, design, and investment decisions consistent with its Complete Streets policy¹. Streets in the Cooper Mountain Community Plan area shall:
 - i. Be designed with the goal of preventing all death and serious injuries while using the street.
 - ii. Be designed to avoid stream crossings and established wildlife corridors and to allow wildlife safe naturally lighted passage across transportation corridors via overcrossings and undercrossings.
 - ~~ii-iii.~~ Prioritize the needs of our community's most vulnerable, including communities of color, children and their caregivers, seniors and people with disabilities.
 - ~~iii-iv.~~ Provide easy, dignified, and affordable access to places for people who cannot drive, or choose not to drive, for the trip they need to make.
 - ~~iv-v.~~ Reflect the fact that everyone is a pedestrian and benefits from generous, attractive, and socially activated walking environments.
 - ~~v-vi.~~ Make walking, biking, and transit a viable and desirable transportation option for people of all ages and abilities.
 - ~~vi-vii.~~ Be designed to advance the city toward its goal of 100% greenhouse gas emissions reduction by 2050.
 - ~~vii-viii.~~ Facilitate an equitable, community-wide transition from gas powered vehicles to electric vehicles.
 - ~~viii-ix.~~ Accommodate the movement of goods and services to sustain a vibrant local, regional, and state economy.
 - ~~ix-x.~~ Comply with federal, state, and regional regulations.
 - ~~x-xi.~~ Be planned, designed, built, and maintained in accordance with the design principles and modal hierarchy in Beaverton's complete street policy, as indicated in Figure 4.
- c) Connect people to key destinations in the neighborhood, through design of the pedestrian and bike network.

¹ Beaverton does not have an adopted Complete Streets Policy. The City Council will be discussing the Complete Streets policy this year, and this section might change depending on City Council direction on what the Complete Streets Policy should be.



- d) Provide protected pedestrian and bicycle facilities along arterials, collectors, and neighborhood routes and incorporate facilities for people walking, bicycling and using other active transportation methods in the McKernan Creek Regional Trail.
- e) Implement Cooper Mountain's trails in coordination with THPRD, and with Metro in regard to regional trails in the area and for trails connecting to the Cooper Mountain Nature Park, as follows:
 - i. Integrate the multi-use trails planned for SW Kemmer, SW 175th, SW Tile Flat Road, and SW Grabhorn Road as separate and protected from motorized vehicle corridors, but as part of overall street improvements.
 - ii. Illuminate ~~paved~~ multi-use trails, except those in or near natural areas, to provide for safer nighttime travel routes for people walking and biking.
 - iii. Coordinate with THPRD on planning for the McKernan Creek Regional Trail
 - iv. Provide opportunities for scenic viewpoints and environmental education along the McKernan Creek Regional Trail
 - v. Coordinate the McKernan Creek Regional Trail with the Utility Plan
 - vi. Extend the community trails from South Cooper Mountain, consistent with the Active Transportation Concept Map and THPRD trail standards as provided in THPRD's most recently approved Trails Functional Plan
 - vii. Connect active transportation facilities to ~~the~~ Cooper Mountain Nature Park's nature trails, consistent with Active Transportation Map and THPRD trail standards as provided in THPRD's most recently approved Trails Functional Plan
- f) Plan, design, and implement a pedestrian-bike bridge to connect the Cooper Lowlands and Grabhorn Meadow neighborhoods, applying the following principles:
 - i. Minimize impact to McKernan Creek and riparian habitat
 - ii. Provide passage for deer and other large mammals, such as by elevating the bridge to allow animals to pass underneath
 - iii. Work with natural resource stakeholders, including wildlife biologists, during the design process
 - iv. Coordinate bridge design and construction with Utility Plan
- g) Integrate Americans with Disabilities Act standards and guidelines into the design and implementation of active transportation facilities

Figure 4. Beaverton's Modal Hierarchy



Transit Policies

- a) Ensure the mix and intensity of uses, community destinations, street design, and other characteristics of the Community Plan area support the future provision of transit service to the area.
- b) Coordinate with TriMet regarding future fixed route transit service.
- c) Coordinate with Washington County regarding future on-demand, microtransit service.
- d) The city will coordinate with TriMet and other mobility providers to promote access to public transportation and private mobility services and the ability to transfer between those services easily and efficiently. This will include promoting mobility hubs where those transfers are most likely, such as the commercial centers along 175th Avenue and Tile Flat Road.

Complete and Connected Streets Policies

- a) Implement the city's Complete Streets Policy and tailor street designs to their land use context
- b) Design Community Plan's arterial streets consistent with the city's Complete Streets Policy, Transportation System Plan (TSP) and the elements listed below.
 - i. Coordinate with Washington County on arterial planning, funding, improvements, and future transfer of jurisdiction from the County to the City of Beaverton.
 - ii. Arterial streets will include protected and separated bicycle and pedestrian facilities.
 - iii. **SW 175th:** Realign the "kink", including a wildlife-friendly undercrossing; upgrade to a 3-lane urban street with multi-use path on the west side with separated pedestrian and bicycle facilities; provide a protected intersection and high-visibility pedestrian crossings per the Refinement Study in the policy below.



- iv. **SW 175th Refinement Study:** A refinement study will be conducted for SW 175th to plan:
 - 1. The appropriate intersection types for the SW Weir and SW Route 3 intersections
 - 2. Safe, direct and frequent pedestrian crossing locations and improvements for SW 175th
 - 3. Design speeds and a street cross-section appropriate to the land use context and supporting active transportation for all ages and abilities
 - 3-4. Design of wildlife over or undercrossing(s), east to west north of Mountainside High School
 - v. **SW Kemmer:** Upgrade to a 3-lane urban street with multi-use path on the south side with separated pedestrian and bicycle facilities; design and implement the intersection at Route 1.
 - vi. **SW Tile Flat Road:** Continue the urban upgrade started in South Cooper Mountain, including a multi-use path on the north (urban) side of the street. The south side will have a rural edge per County policy.
 - vii. **SW Grabhorn Road:** Reconfigure a 3-lane urban street with multi-use path on the east (urban) side of the street. A wildlife-friendly undercrossing will be built at McKernan Creek. The west side will have a rural edge per County policy.
- b) Design and build collector streets consistent with the city's Complete Streets Policy, TSP and the following:
- i. Collector streets will include protected and separated bicycle and pedestrian facilities.
 - ii. **SW Weir Road:** The Weir Road cross-section will:
 - 1. Include the McKernan Creek Regional Trail on the south side.
 - iii. **Route 1:** The Route 1 alignment and cross-section will:
 - 2. Include and integrate the McKernan Creek Regional Trail. Scenic viewpoints will be included along the trail.
 - 3. Minimize impacts to sloped areas and prohibit impacts to natural resource areas. A cross-section with 2 travel lanes may be permitted where the city determines it will be beneficial to minimizing impacts.
 - 4. Include a wildlife-friendly crossing of McKernan Creek
 - 5. Be coordinated with the Utility Plan.
 - iv. **Route 3:** The Route 3 alignment and cross-section will:
 - 6. Minimize impacts to sloped areas and prohibit impacts to natural resource areas. A cross-section with 2 travel lanes may be permitted where the city determines it will be beneficial to minimizing impacts.
 - 7. Be coordinated with the Utility Plan.
- c) Design and build neighborhood routes consistent with the city's Complete Streets Policy, TSP, and the following:
- i. Neighborhood routes will include protected bicycle and pedestrian facilities.
 - ii. **Grabhorn Meadow Neighborhood Route:** This neighborhood route provides a loop with two planned access points to SW Grabhorn Road, an arterial street.
 - iii. **Cooper Lowlands Neighborhood Route adjacent to McKernan Creek:** This neighborhood route is planned as the access to lands north of the Community



- Park. The neighborhood route will include the McKernan Creek Regional Trail where it is adjacent to natural resources along McKernan Creek.
- iv. **High Hill Neighborhood Route:** This neighborhood route will connect Siler Ridge Road to South Cooper Mountain. The routing is flexible so it can be adapted to topography, tree preservation, wildlife corridors, and existing homes. The High Hill Neighborhood Route will be determined as part of future development reviews.
 - d) Extend streets from, and connect to, streets in South Cooper Mountain
 - e) Design bridges (vehicular and pedestrian-bike) for safe passage of deer and other large mammal in the following locations:
 - i. Where Route 1 crosses McKernan Creek
 - ii. The realignment of SW 175th Avenue
 - iii. Midway along SW 175th Avenue north of Mountainside High School as indicated by the wildlife corridor map for safe east/west passage across SW 175th Avenue
 - iii-iv. The pedestrian-bike bridge between the Cooper Lowlands and Grabhorn Meadow neighborhoods
 - iv-v. The SW Grabhorn Road crossing of McKernan Creek
 - f) The city will work with agency partners, stakeholders and community members to plan and design the bridges listed above.

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Commercial Uses

Goal

Provide opportunities for viable commercial uses, including places to work and places to buy goods and services.

Draft Policies

- a) Ensure Cooper Mountain's commercial centers are pedestrian-oriented, mixed-use areas that are focal points for the community. The centers will:
 - i. Implement pedestrian-oriented design, consistent with, Goal 3.6.1, Policy d, of the Land Use Element:
 1. Commercial and mixed-use buildings located next to the sidewalk with windows, interesting facades, pedestrian-scale design features (e.g., lighting, awnings and signage), and majority of parking located behind, above, or beneath development
 2. Residential buildings with windows and doors facing the street, and privacy provided through landscaping, grade changes, and modest setbacks
 3. For areas behind commercial, public, mixed-use and residential buildings, parking, storage and trash collection will meet edge habitat design standards
 - 3-4. Complete streets and sidewalks that provide high-quality space for pedestrians and protect pedestrians from traffic (by using physical barriers or buffers such as curbside parking, landscaping, trees and street furniture)
 - ii. Include areas for community gathering, including an urban plaza consistent with ~~Tualatin Hills Park & Recreation District~~ THPRD standards
 - iii. Provide direct, convenient access to nearby housing and parks and trail connections to the McKernan Creek Regional Trail, a Metro-designated regional trail, and other nearby trails and bicycle facilities.
- b) Allow small-scale commercial activity within the Cooper Mountain Residential land use designation to provide opportunities for residents to have access to goods and services, provide entrepreneurship opportunities, support at-home work options that reduce automobile usage and create potential places for people to see and meet with fellow neighbors.
- c) Regulate small-scale commercial uses in residential zones through zoning provisions that:
 - i. Define allowed and conditional uses as well as prohibited uses
 - ii. Limit the scale and configuration of commercial structures to be compatible with the scale of their residential context



Funding Strategies

Goal

Identify feasible, responsible funding strategies to turn the vision into a reality.

Draft Policies

Staff Note: Policies will be added as part of the Infrastructure Funding Plan, which is currently being developed by staff. An update on the Infrastructure Funding Plan may be available in summer/fall 2023.

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