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MEMORANDUM

TO: Planning Commission
FROM: Rob Zoeller, Senior Planner
DATE: May 2, 2023
SUBJECT: Additional Comments on Cooper Mountain Community Plan

Staff has received additional public comments regarding the draft Cooper Mountain Community Plan, which will be discussed at the May 3 Planning Commission work session:

1. **Friends of the Cooper Mountain Nature Park (FOCMNP) Comments.** FOCMNP submitted additional comments on the Cooper Mountain Community Plan. This updated version builds upon and integrates comments submitted in Attachment B. Additional information about their highest priority suggested changes and key differences between Attachments B and D is explained on the following page.
2. **Five Oaks Limited Partnership Comments.** Five Oaks is requesting updates to the concept map that affects open space / parks and land use, as described in their memo.

Staff is still processing responses from property owners who suggested map changes. Staff will evaluate suggestions and potentially recommend to City Council changes to the concept map during the July 18 work session. During the May 3 Planning Commission meeting, staff will cover overarching themes and issues from the responses that apply to the project area without going into details on each specific property.

From: [Wendy Kroger](#)
To: [Rob Zoeller <rzoeller@beavertonoregon.gov>](mailto:rzoeller@beavertonoregon.gov)
Subject: FOCMNP Comments to April 12, 2023 CMCP: Goals and Policies draft
Date: Monday, May 1, 2023 7:20 PM

To: Rob Zoeller – rzoeller@beavertonoregon.gov

From: Friends of Cooper Mountain Nature Park

To Beaverton Planning Commission,

Thank you for the opportunity to comment on the April 12, 2023 Cooper Mountain Community Plan: Goals and Policies draft.

We wish to note for the record that on April 16, 2023, the Friends of Cooper Mountain Nature Park (FOCMNP) provided timely and extensive comments to City staff on the February 27, 2023 version of the Cooper Mountain Community Plan (CMCP) Draft Policies. However, for this upcoming meeting, City staff has presented you with an ensuing draft, dated April 12, 2023, that does not contain any of our comments ... even though the published public comment period for the February 27, 2023 draft was through April 20, 2023. As such, we have included our comments to both the February 27 and April 12 drafts in the attachment so that you can see them without having to go back and forth between documents. The April 12, 2023 draft was also issued only as a PDF, making it impossible to edit/comment directly on the document.

Next, for purposes of commenting on the most important pieces of the April 12, 2023 draft, we concentrated on “Cooper Mountain Community Plan Policies,” beginning on page 38. However, we also reviewed pages 1-37 and, in many cases, have referred you to our comments in the Policies section, asking that the front section be updated to coordinate with our policy recommendations.

Highlighted are our critical points for your attention:

1. The CMCP must allow for a 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 chapters or elements since Natural Resources 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 annexed by the City, it is important that a percentage of tree canopy coverage above Metro’s 40% minimum for Beaverton (we recommend 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 towards Metro’s minimum goal for Beaverton.
4. The proposed “Complete Streets Policy” is incomplete without wildlife corridor protection including buffers and under- and overpasses.

Please see the attached document for additional and specific comments from the Friends of Cooper Mountain Nature Park.

Friends of Cooper Mountain Nature Park Comments, April 12, 2023, Cooper Mountain Community Plan (CMCP) Goals and Policies draft.

Our comments are as follows:

First, we would like to applaud City staff for incorporating into the document the concept of a “green framework” (page 17) that would encompass approximately 50% of the CMCP area. We further applaud the stated intent in the document to “focus development outside of the green framework.” That said, we find it confusing that the Significant Natural Resource Areas, which would assumedly make up the bulk of the green framework, also have a “Residential Mixed” treatment in the document (page 10). Residential Mixed and green framework would seem to mutually exclude each other and negate the stated intent of the green framework. We don’t see how it is possible to have it both ways here, if we correctly understand the definitions of both. How can a green framework maintain its integrity in the face of a Residential Mixed designation? We ask that the Residential Mixed designation be applied only in the non-Significant Natural Resource areas. Finally, we would like to applaud City staff for supporting the use of Resilient Stream Corridors for stormwater management (page 22) and for recognizing that both the community and the City strongly support a significant expansion of the Cooper Mountain Nature Park (page 27).

In the February 27, 2023, draft, there was a clear presentation on “how can the CMCP improve community resilience to climate change and natural hazards.” Unfortunately, these concise points have been scattered throughout the document or removed entirely. We suggest they be put back into their own section.

Beginning on Page 6 (April 12 document), there’s an extensive section titled “Equity and Inclusion.” In the former (February 27) document, beginning on Page 2, there’s a section titled “Advancing Equitable Outcomes,” covering “What are policies that advance equitable outcomes in Cooper Mountain.” That was a very clear summary of expectations which have now been either scattered throughout the April 12 document or they have disappeared altogether. We urge that you pull that section forward into the newer document, specifically highlighting the following:

- Establish a **60%** tree canopy requirement 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**, to **serve** the park and recreation needs of people who live and work in the area and visit the area. **(Public Facilities: Park Policy c)**

Note: In reference to the 60% tree canopy coverage requirement above, 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 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 towards Metro's 40% minimum goal.

The following comments relate to the aforementioned two documents, each addressing CMCP Goals and Policies. The first page number relates to the April 12 document; the second relates to the Feb 27 document, where we made our original comments. The comments remain germane and are repeated here. For example, in the first item below, Equity and Inclusion, Page 8 refers to where the subject is found in the April 12 document followed by /Page 2 which refers to where the original comment can be found in the February 27 document. Our comments are shown in red. If there is no second page referenced at the beginning, it means it's not in the February 27 document.

EQUITY AND INCLUSION

Page 8/Page 2:

Page 8: "The Cooper Mountain Community Plan seeks to create a community of welcoming and inclusive neighborhoods where all residents feel a sense of belonging. 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 policy categories – Land Use, Housing, **Natural Resources**, Resilience, Public Facilities, Transportation, Commercial Uses and Funding Strategies – should address equitable outcomes through their intent. Racial equity is a lens, through which all new goals and policies are being considered for the Cooper Mountain Community Plan. **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.** (Comments shown in red and provided in Feb 27 draft)

Page 9 (new in April 12 draft) COMMUNITY PLAN GOALS

Item 3. Preserve, **protect**, incorporate, connect, and enhance natural resources.

Item 4. Improve community resilience to climate change and **natural** hazards.

Page 10/Community Concept Plan Map: SNRA overlay: Needs to be updated based on our comments in Significant Natural Resource Area policies section, page 42/page 7.

Page 16 “Plan Housing as a Good Neighbor...” Line 3: “...buildable areas of Cooper Mountain, **generally** away from the highest quality habitat areas...”

Page 17-21/ NATURAL RESOURCES Section needs to be updated based on our comments in the Natural Resources Policies section, pages 42-47/pages 7-10.

Page 22/ INTEGRATE BEST PRACTICES FOR STORMWATER MANAGEMENT. At the end of the final paragraph on page 22, add **Incorporate Resilient Stream Corridors into stormwater management.** (See Climate Resilience, page 47/page 11 item f) Also coordinate with Page 27, Utility Plans.

Page 22/ MCKERNAN CREEK GREENWAY: Coordinate this section with McKernan Creek Greenway Policies (a-f) on pages 48-49 /page 13: adding the comment in red under “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.”

Page 24/ RESILIENCE/CLIMATE RESILIENCE: Update this section based on our comments on Resilience page 47/page 11; and Tree Canopy page 44/page 9.

Page 25/ PUBLIC FACILITIES & INFRASTRUCTURE. Coordinate and update this section with page 47/page 12, starting with Parks Policies b) through h) and Public Facilities and Infrastructure (a-h).

Page 27/ SUPPORT EXPANSION OF COOPER MOUNTAIN NATURE PARK.
Incorporate page 47/page 12: Parks Policies Item a) as follows:

“Cooper Mountain Nature Park is the crown jewel park and greenspace on Cooper Mountain. It is **currently 231** acres in total, and the southern portion (140 acres) is within the Community Plan area. The Community Plan calls for the park to be within the Significant Natural Resource Area Overlay zone, with an Impact Area buffer around the park’s perimeter.

The expansion of Cooper Mountain Nature Park, likely to the south, has been explored for many years. Such expansion was strongly supported by the community during the Community Plan process. The City of Beaverton supports **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 the Metro Council on April 14, 2022. The City will continue to 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. ~~possibilities are discussed.~~”

Page 27/ COORDINATE AND IMPLEMENT UTILITY PLANS: Add the following sentence from Climate Resilience, page 47/page 11 within this subsection: **Incorporate Resilient Stream Corridors into stormwater management.**

Page 29/Page 15/ TRANSPORTATION; Coordinate/update this section with Active Transportation Policies, page 50/page 15; and Complete and Connected Streets Policies, page 50/page 17; Include the following from Public Facilities/Infrastructure, page 48/page 12: Promote **and incentivize the** co-location of roads, **separated bicycle paths, off-road or buffered** trails, and utility corridor **alignments with each other.**

Page 33-35/ CONNECTED NETWORK: This requires coordination with page 50/page 15: Compete and Connected Streets Policies, especially regarding SW 175th. See also additional comments in the Policies section. Under Wildlife Crossings, add the following to coordinate with Policies: New bridges... at **five** key locations: **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.**

Page 36/ COMMERCIAL AREAS: page 54/page 20: The Community Plan’s key outcomes for commercial areas are: a new Item 4: **For areas behind commercial, public, mixed-use and residential buildings, parking, storage and trash collection will meet edge habitat design standards.**

Goals and Policies:

Page 39/Page 5/ 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.

Page 39/Page 5/ LAND USE POLICIES

Item b)i “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;...”

This section needs to address our concerns regarding placing Residential Mixed within the greenway framework as well as mesh with both SNRA Policies/Impact

Area Policies plus the section on (Climate Resilience page 46/page 11), and should include our following comments in red:

“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.”

Page 42/Page 7/ NATURAL RESOURCES: Goal: Preserve, **protect**, incorporate, connect, and enhance natural resources.

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 **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 **avoiding** development in areas with significant natural resources.
- b) **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 **enable** preservation in significant natural **resource areas** through implementation of a Significant Natural Resource Area (SNRA) overlay **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, 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 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 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
 - iii. Promote mitigation for SNRA impacts, such as replanting. 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.

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.
- iii. Promote mitigation for impacts to natural resources in Impact Areas, such as replanting. 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 **requirement in the CMCP of 60% supported by:**
 - 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 **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. **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. (We're very interested to see where this leads.)

Wildlife Corridors Policies

- a. **Protect** wildlife corridors identified on the Wildlife Corridor Map to support use by wildlife, **avoid** impacts from permitted development and preserve the connectivity **and viability** of the corridors within and outside the Cooper Mountain planning area.
- b. **Minimize stream crossing to the maximum extent practicable. In areas where stream crossings cannot be avoided**, design 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.

- d. Protect edge habitat by using design standards to reduce impacts on wildlife.

CLIMATE RESILIENCE (keep the word 'Climate')

Page 46/Page 11: Goal: **Improve community resilience to climate change and natural hazards (leave 'natural' in)**

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 drier months.
- 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 AND INFRASTRUCTURE

Page 47/Page 12:

Parks Policies

- a) The City supports **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, 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.
- 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.
 - 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 **consistent with THPRD standards** in each commercial area where commercial is required.
- f) Provide trailhead parks consistent with THPRD standards at key entry points to the trail network.
- g) Incorporate an urban plaza in each commercial area where commercial is required.

- h) 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, off-road or buffered** trails, and utility corridor **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 **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 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.

Page 50/Page 15/ TRANSPORTATION

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.**
 - iii. Prioritize the needs of our community's most vulnerable, including communities of color, children and their caregivers, seniors and people with disabilities.
 - 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.
 - v. Reflect the fact that everyone is a pedestrian and benefits from generous, attractive, and socially activated walking environments.
 - vi. Make walking, biking, and transit a viable and desirable transportation option for people of all ages and abilities.
 - vii. Be designed to advance the city toward its goal of 100% greenhouse gas emissions reduction by 2050.
 - viii. Facilitate an equitable, community-wide transition from gas powered vehicles to electric vehicles.
 - ix. Accommodate the movement of goods and services to sustain a vibrant local, regional, and state economy.
 - x. Comply with federal, state, and regional regulations.
 - 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.
- 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 **regarding 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.

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.

- ii. Illuminate 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 **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.
- h) Page 52/Page17:

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. **What's happening with SW 175 & the Refinement Study? These are major downgrades. They also do not sync with "Complete and Connected Streets, e,ii. 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/w
 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 include the McKernan Creek Regional Trail on the south side.**
 - iii. **Route 1:** The Route 1 alignment and cross-section will:
 1. Include and integrate the McKernan Creek Regional Trail. Scenic viewpoints will be included along the trail.
 2. 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.
 3. Include a wildlife-friendly crossing of McKernan Creek
 4. Be coordinated with the Utility Plan.
 - iv. **Route 3:** The Route 3 alignment and cross-section will:
 1. 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.
 2. 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) **to include** safe passage of deer and other large mammals 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.**
 - iv. The pedestrian-bike bridge between the Cooper Lowlands and Grabhorn Meadow neighborhoods
 - 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.

Page 54/Page 20: COMMERCIAL AREAS POLICIES

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, activities such as parking, storage and trash collection will meet edge habitat design standards.**
 - 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 **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.
- a) 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.
 - b) 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.



MEMORANDUM

Community Development Department

To: Planning Commission
From: Rob Zoeller, Planning Division
Memo Date: April 12, 2023
Work Session: April 19, 2023
Subject: Cooper Mountain Community Plan: Goals and Policies
Attachment A: Cooper Mountain Community Plan

PURPOSE

At the Planning Commission meeting on April 19, staff will provide an overview of draft goals and policies that, when completed and approved by City Council, will be added to the City's Comprehensive Plan. The goals and policies are found within the attached draft of the Cooper Mountain Community Plan (Attachment A).

Staff is interested in comments and questions pertaining to the full document but is especially interested in thoughts on the draft policies (pages 39-55). The policies are important because the city's development rules and many Comprehensive Plan amendments must be consistent with the goals and policies in the Community Plan and Comprehensive Plan.

PROJECT OVERVIEW

The Cooper Mountain Community Plan will determine how to provide new homes, roads, parks, and welcoming neighborhoods to the 1,200-acre Cooper Mountain area. The Cooper Mountain area is anticipated to bring roughly 5,000 housing units to the city over time, including a mix of single-detached, middle housing, and multi-dwelling homes (such as apartments). Annexation and development are not expected to occur until after the planning process is complete.

COOPER MOUNTAIN COMMUNITY PLAN

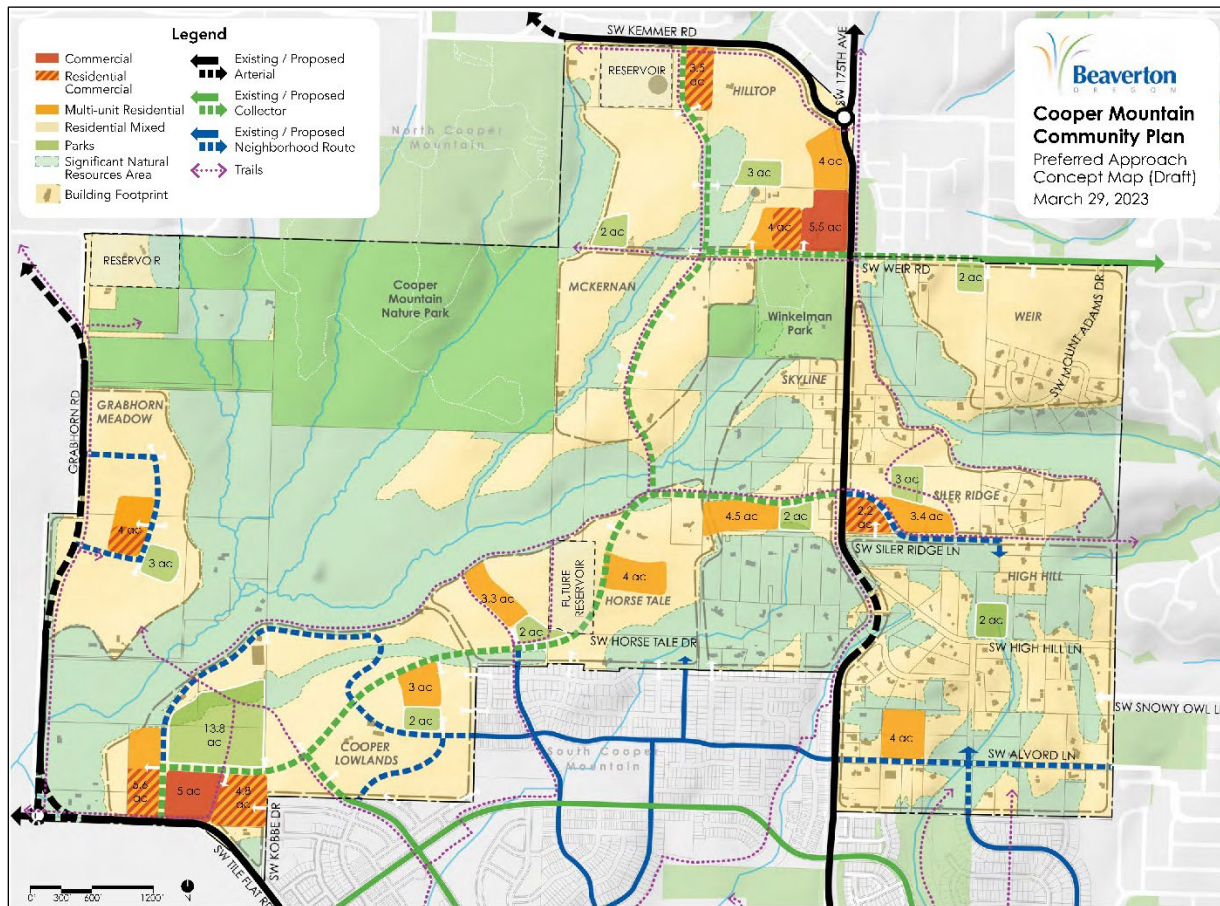
The Cooper Mountain Community Plan is a way to identify and address unique needs with Comprehensive Plan policies specific to Cooper Mountain. Cooper Mountain has its own distinct set of qualities to be preserved, problems to address and opportunities to explore.

The Cooper Mountain Community Plan includes goals and policies that 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 Community Plan Concept Map developed last year (Figure 1).

The goals and policies in the Community 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 are also 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.

Figure 1. Cooper Mountain Community Plan Concept Map (Draft)



Note 1: This map is based on the October 2022 Preferred Approach Concept Map reviewed by the City Council but has been simplified for legibility.

Note 2: All land under the Significant Natural Resource Overlay is Residential Mixed. The overlay indicates development will be more limited than in areas outside the overlay.

The goals and policies for the Cooper Mountain Community Plan build on the preferred approach (discussed at the Aug. 10, 2022, Planning Commission work session), alternatives evaluation (discussed at the Feb. 23, 2022, Planning Commission work session), public engagement efforts, and guidance from City Council.

The intent of the April 19 work session is to discuss the goals and policies related to:

- Land Use
- Housing
- Natural Resources
- Resilience
- Public Facilities and Infrastructure
- Transportation
- Commercial Areas

The draft Land Use policies will provide locational criteria for where Cooper Mountain Land Use designations will be applied, which determines which implementing zoning districts could be applied to lots in Cooper Mountain.

Under the city's existing rules, a Cooper Mountain property owner could request a Comprehensive Plan Amendment (CPA) to change the land use designation as it applies to a specific property or a small number of individual properties or a Zoning Map Amendment (ZMA) to change the zoning district as it applies to a specific property or a small number of individual properties.

In either case, the Planning Commission would review the land use application and base approval on whether the CPA or ZMA corresponds with the Land Use policies in the Cooper Mountain Community Plan and other applicable policies.

NEXT STEPS

Staff will provide an overview of the draft goals and policies tentatively scheduled for a June 6 City Council work session. After receiving Council direction, staff will update the draft goals and policies, which will inform staff work on draft Development Code language.

Staff plans on returning to Planning Commission this summer and fall to discuss code progress and request feedback at multiple work sessions. In early 2024, staff anticipates initiating adoption hearings for Comprehensive Plan updates and Development Code updates that would implement the Cooper Mountain Community Plan.

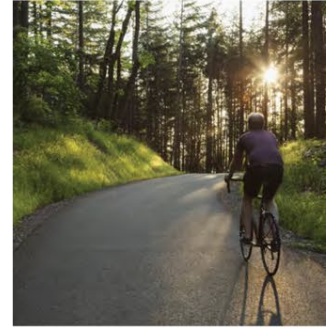
DISCUSSION

At the conclusion of the staff presentation, the Planning Commission will have an opportunity to ask questions of staff and share comments about the draft goals and policies. Below are questions for consideration by the Commission:

- Do you have any comments or questions generally about the goals and policies?
- Are there any other changes you would suggest?

COOPER MOUNTAIN COMMUNITY PLAN

April 12, 2023 (DRAFT)



LANGUAGE ACCESS

This document – The Cooper Mountain Community Plan – is available in other languages and formats upon request. Email Cultural Inclusion at equity@beavertonoregon.gov or Rob Zoeller in the Planning Division at rzoeller@beavertonoregon.gov to request translation.

This document is available in other languages and formats upon request

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

可根据要求以其他语言和格式提供本文档

Tài liệu này có sẵn trong bằng các ngôn ngữ khác và các định dạng khác theo yêu cầu

هذا المستند متاح بلغات وتنسيقات أخرى عند الطلب

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この文書は、ご希望に応じて、他の言語や形式でご覧頂けます

Этот документ доступен на других языках и в других форматах по запросу

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INTRODUCTION

PURPOSE

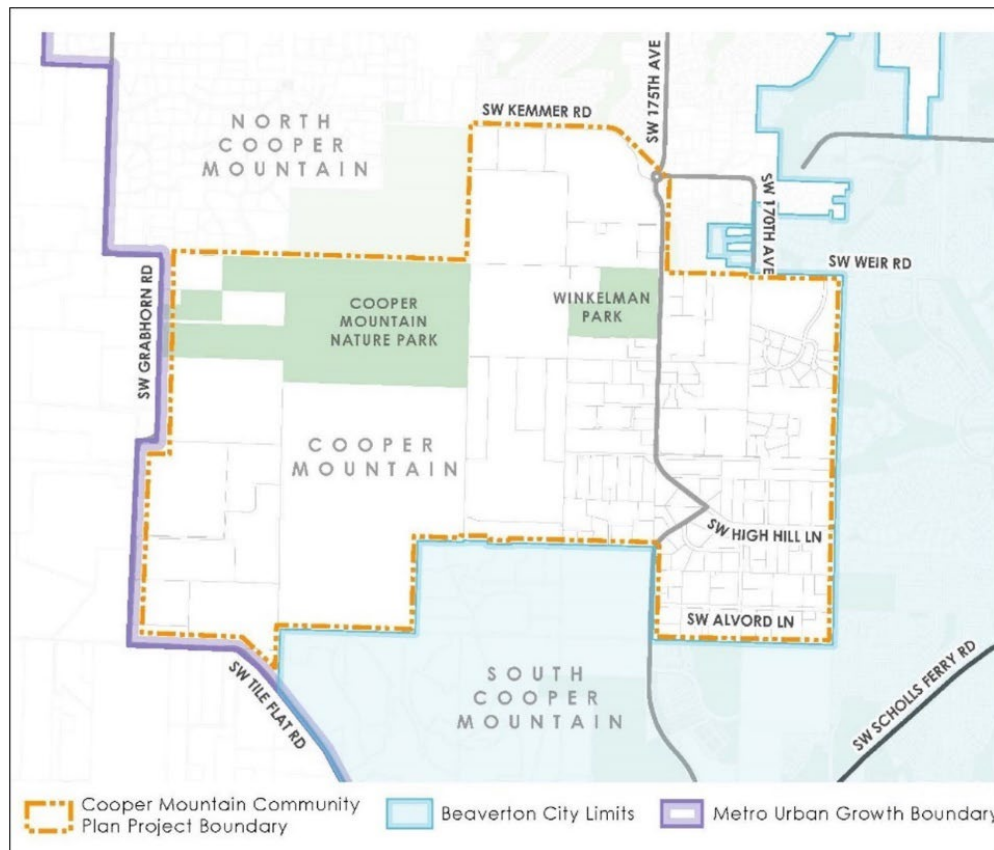
This Cooper Mountain Community Plan report describes the vision and intended outcomes for the next 20 or more years of growth across southwest Beaverton. The Community Plan’s vision is to **create a community of walkable neighborhoods that honor the unique landscape and ensure a legacy of natural resource protection and connection.**

The Community Plan is intended to create an equitable and inclusive community. It was prepared with the involvement of a wide variety of community members, including those from traditionally underserved and underrepresented groups. The outcomes described in this plan reflect the ideas and feedback of those participants.

As a part of Beaverton’s Comprehensive Plan, the Community Plan is a guiding blueprint for:

- Where and how housing, commercial, parks and other land uses will be developed
- A connected transportation network for walking, biking, driving and future transit
- Natural resource protection and integration into the neighborhoods
- Proactive planning and funding for utilities

Figure 1. Cooper Mountain Community Plan Project Boundary



URBAN GROWTH BOUNDARY EXPANSION

The Community Plan describes how Beaverton will promote the addition of new neighborhoods and housing across 1,232 acres that were added to the Metro Urban Growth Boundary (UGB) in 2018. The planning area is located in southwest Beaverton, bordered by SW Grabhorn Road and SW Tile Flat Road.

Beaverton applied for the growth boundary expansion to meet significant housing needs for the city and region. The city in 2015 completed a Housing Needs Analysis that identified the need for additional housing in the city and determined that Cooper Mountain could play an important role in meeting future housing needs. In addition, the city sought to welcome new community members and provide a wide variety of housing choices. The Metro regional government approved the expansion in 2018, and this plan was developed to meet regional and state requirements for planning new urban areas.

PLANNING PROCESS

This Community Plan is part of the Beaverton Comprehensive Plan. As such, it includes policies and regulatory approaches that are tailored to the unique qualities and opportunities for Cooper Mountain. It reflects community preferences identified during the planning process, as well as direction from City Council.

The City's Land Use Map is the official land use designation map for zoning and development review. Beaverton's Transportation System Plan will serve as the legal guidance for transportation facilities and improvements. As with other goals and policies in the Comprehensive Plan, the goals and policies in this plan report are regulatory. All other aspects of this Community Plan are for reference only and do not take precedence over the above-listed policy documents.

This planning process builds upon the work of the 2015 South Cooper Mountain (SCM) Concept Plan, which established a vision for future growth, natural resource preservation and enhancement, and development across a 2,300 acre planning area. Initial development has been focused in South Cooper Mountain, located adjacent to Scholls Ferry Road, between SW 175th Avenue and SW Tile Flat Road. This Community Plan covers the 1,232 acres described in the SCM Concept Plan as "Urban Reserve," recently added to the UGB.

EXISTING CONDITIONS

The goals and policies in this document are informed by research and analysis that was completed during the first phase of this project. The project team reviewed existing plans and gathered data to better understand the built and natural systems within Cooper Mountain. Existing conditions documents examine the developability of land within the project boundary considering the existing development patterns, land value and ownership, and locations of physical constraints; explore the ecological context of the project area; and describe slope and potential hazard conditions in the plan area, including landslide and earthquake susceptibility.

EQUITY AND INCLUSION

As established in Beaverton's Diversity, Equity and Inclusion (DEI) Plan, the city uses race as a primary lens for diversity, equity and inclusion work, which includes guiding policy decisions that are available here:

<http://www.beavertonoregon.gov/385/Cultural-Inclusion>

To understand what this means for Cooper Mountain, it helps to have a shared understanding of what these key terms, as defined in the DEI Plan:

- **Diversity** includes all the ways that people differ, which encompasses the variation of social and cultural identities among people existing together.
- **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 one's identity can no longer predict their success.
- **Inclusion** means that everyone feels welcomed, valued, and encouraged to fully participate and belong.

Why was race used as a primary lens in the Community Plan? In Beaverton, one in three people identify as a person of color and one in five are born outside of the country. The city is becoming increasingly diverse, and yet most communities of color still experience disparities in housing, income, health, education, and more. Using race as a primary lens to draft the Community Plan, especially goals and policies, was an actionable strategy that can help improve outcomes for communities of color in Beaverton and Washington County.

What was the equity and inclusion process? To provide a roadmap for this work, the project team worked through the following steps:

- **Establishing desired results and outcomes.** The Cooper Mountain Community Plan provided the direction for Comprehensive Plan updates, Development Code updates and a Funding Plan that provide the framework to build new neighborhoods in Cooper Mountain.
The Community Plan goals include “creating equitable outcomes for residents, including historically underserved and underrepresented communities,” and “providing new housing in a variety of housing types and for all income levels.” For the outcomes to be truly inclusive, new neighborhoods should feel welcoming for all types of people, especially people who have not traditionally had access to newer, tree-lined neighborhoods near parks and schools.
- **Collecting and reviewing data to examine existing racial inequities.** Staff analysis of population-level data in Beaverton showed that exclusive single-family neighborhoods are significantly whiter and less racially diverse than multifamily neighborhoods. Historically, the people that lived in single-family neighborhoods have been more likely to own their homes, which provided long-term financial security through the ability to build equity in their homes and share this wealth with future generations.

For the past several decades in the United States, areas with mostly single-family zoning have had higher percentages of residents who were white, higher income and higher wealth. Census-based research has demonstrated that there is a correlation between growing up in single-family neighborhoods and improved outcomes in adulthood, compared to other neighborhood types (this has been confirmed for Beaverton neighborhoods, which mirrors a national pattern of generally improved outcomes in adulthood for children that grew up in mostly single-family areas).

While researchers know that there is a relationship these two factors, they do not know the nature of the relationship between them since there could be many explanations for the correlation. Nevertheless, the pattern encourages the city to think of local solutions to help improve outcomes for children that grow up in different types of neighborhoods.

Staff research also confirmed that renters and communities of color are the groups that are most likely to benefit from more diverse housing options for many reasons, including but not limited to, a history of racial segregation and racist housing practices, the fact that they are more likely to be cost-burdened, and the need to accommodate larger families and/or multigenerational living.

- **Conducting multicultural engagement.** Understanding the documented racial inequities and the desire to improve outcomes for a wider variety of families, the project team prioritized multicultural engagement for the Cooper Mountain Community Plan.

Over four years, multicultural engagement took many forms, including listening sessions with community organizations; coordination with Beaverton's Inclusive Housing Cohort (a partnership with Unite Oregon); discussions with city advisory committees; a diverse Community Advisory Committee (CAC), with Spanish interpretation provided at every meeting; and Spanish translation provided throughout engagement.

Community engagement helped define the goals of the Community Plan and establish desired outcomes. In addition, the CAC provided input on alternatives and policies to help shape the community plan. As a result, the Community Plan goals are centered on creating equitable outcomes through implementing safe, accessible communities that are fully connected to natural resources, public facilities, and commercial areas. Each Community Plan goal presented throughout this document was reviewed using a racial equity lens.

- **Evaluating strategies that advance racial equity.** Leading up to this Community Plan, the project team created three alternatives that represented different strategies for growth and development across Cooper Mountain.

Each alternative addressed the amount, type, and location of housing; the amount, scale, and location of commercial uses; facilities for bicycles and pedestrians; trail and road networks; parks and viewpoints; and natural resource protection and habitat connectivity.

Three alternative strategies were developed to provide community members with choices and inform community dialogue about the future of the area. Staff provided

the City Council and the community, including multicultural engagement partners, with the affordability and equity considerations for each alternative. Staff then received direction to create a draft preferred approach based on strategies that would result in nearly 1,000 additional homes beyond what was originally planned.

Furthermore, another goal of this plan is to support more mixed-income, mixed-race neighborhoods. The Cooper Mountain Community Plan is expected to result in about 5,000 new homes. The policies in this document require that all new neighborhoods include a variety of single-detached dwellings; middle housing, such as duplexes, triplexes, quadplexes, townhouses and cottage clusters; and multi-dwellings to provide increased opportunities for different types and sizes of families to live in Cooper Mountain.

- **Implementing the plan.** To make these new neighborhoods a reality, the Community Plan includes a Funding Plan (in development, will likely be available in late 2023) that provides options for how to fund infrastructure and share the cost of new roads, parks and utilities.
- **Ensuring accountability.** Over the long term, the city will measure progress toward the intended outcomes to evaluate whether the Community Plan is meeting diversity and equity goals.

The Cooper Mountain Community Plan seeks to create a community of welcoming and inclusive neighborhoods where all residents feel a sense of belonging. 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 policy categories – Land Use, Housing, Natural Resources, Resilience, Public Facilities, Transportation, Commercial Uses and Funding Strategies – should address equitable outcomes through their intent. Racial equity is a lens, through which all new goals and policies are being considered for the Cooper Mountain Community Plan.

GOALS

COMMUNITY PLAN GOALS

The Community Plan includes nine goals. Each goal is listed in the beginning of the Land Use, Housing, Natural Resources, Climate Resilience, Public Facilities and Infrastructure, Transportation, and Commercial Areas sections. The Cooper Mountain Community Plan policies are the strategies to implement and achieve the goals in each area.

The Community Plan goals include:

1. Create equitable outcomes for residents, including historically underserved and underrepresented communities.
2. Provide new housing in a variety of housing types and for all income levels.
3. Preserve, incorporate, connect, and enhance natural resources.
4. Improve community resilience to climate change and hazards.
5. Provide public facilities and infrastructure needed for safe, healthy communities.
6. Provide safe, convenient access to important destinations while supporting transportation options, including walking and biking.
7. Provide opportunities for viable commercial uses, including places to work and places to buy goods and services.
8. Identify feasible, responsible funding strategies to turn the vision into a reality.

Walkable Neighborhoods



Nature Trails



Neighborhood Parks



Mixed-use Apartment Buildings

COMMUNITY PLAN CONCEPT MAP

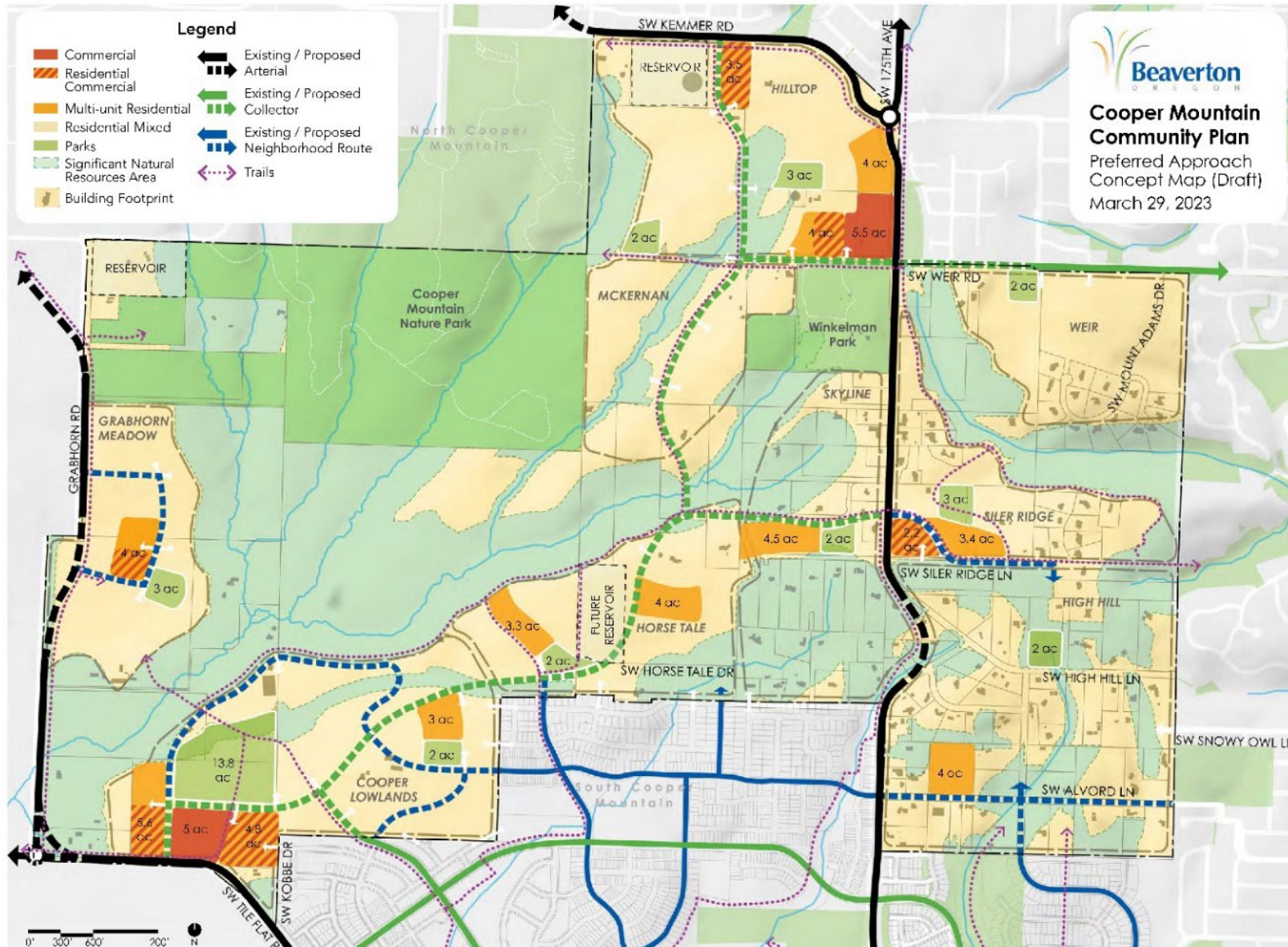
The Community Plan Concept Map in Figure 2 illustrates the general patterns of land use, transportation connections and open space. Key features include:

- A green framework of natural resource areas, wildlife corridors, and parks
- Nine walkable neighborhoods, each with a variety of residential choices
- Two mixed-use neighborhood centers – at SW Tile Flat Road and SW 175th/Weir Road
- Small-scale commercial opportunities close to where people live
- Trails and pedestrian and bicycle connections
- A network of streets – arterials, collectors, neighborhood routes, and potential local street connections

The Concept Map was informed by the project goals, community member engagement, equity considerations, and City Council direction. Cooper Mountain desired outcomes are shown on the map, including:

- **Significant Natural Resource Area overlay:** Areas with the most significant resources (including streams, riparian areas, upland habitat), keeping in mind connected habitat, wildlife corridors and areas with steep slopes. Because the green Significant Natural Resource Area is an overlay, the areas inside the overlay are also considered Residential Mixed areas, but the amount of development in those areas would be limited SNRA policies.
- **Commercial:** Two commercial areas are shown so people can walk, bike, roll, take transit, or drive a short distance to access goods and services or meet friends and family at gathering places. The commercial locations, which are about 5 acres each, also provide entrepreneurship opportunities. Locations were chosen to provide access to the most people and to provide visibility from major streets to attract customers from outside Cooper Mountain.
 - Although not shown on the map, small-scale commercial uses will be allowed in Residential Mixed areas near parks, many neighborhood routes that connect homes to busier collector streets, and some higher-density housing locations. Small-scale commercial uses allow some restaurants, shops, and service businesses nearer to people's homes.
- **Residential/Commercial** is shown near commercial centers and parks to provides an opportunity for residential commercial uses on the same land. This provides residents of the housing in mixed-use areas with access to nearby commercial, provides more customers for those commercial businesses, and allows flexibility for the real estate market to provide more housing or more commercial depending on demand and financial feasibility.

Figure 2: Cooper Mountain Community Plan Concept Map (draft)



Note 1: This map is based on the October 2022 Preferred Approach Concept Map reviewed by the City Council but has been simplified for legibility.

Note 2: All land under the Significant Natural Resource Overlay is Residential Mixed. The overlay indicates development will be more limited than in areas outside the overlay.

- **Multi-Unit Residential** areas would allow multi-dwellings (apartments and other housing types that have a higher number of homes per acre) and are shown dispersed across most Cooper Mountain neighborhoods. Multi-Unit Residential is shown in locations where people who live in apartments and similar housing can:
 - Live in neighborhoods with a variety of housing types with households experiencing different levels of income
 - Access, in many cases, nearby shops, services, and gathering places.
 - Easily access nature, trails, and parks
 - Live near collector and arterials streets that are most likely to have transit in the future.

Apartments and similar housing types often provide housing for people who cannot access homeownership or who need regulated affordable housing because their household is experiencing lower incomes. Ensuring these housing types are located near nature, parks, jobs, and transit provides a more equitable housing situation than if only people who own their own home have easy access to those destinations.

- **Residential Mixed areas** would allow single-detached homes, middle housing (duplexes, triplexes, quadplexes, townhomes, and cottage clusters), and small multi-dwellings (five or six units) to provide housing for a variety of household sizes and incomes with a variety of housing needs. The Residential Mixed areas are intended to provide opportunities for many different people and households to live in the same neighborhoods.
- **Parks and trails:** Parks are shown in the Residential Mixed area of each Cooper Mountain Neighborhood to promote access to recreation, nature, healthy activities, and community gathering places.
- **Major roads:** The arterials roads, which are SW 175th Avenue, SW Tile Flat Road, and SW Grabhorn Road, are existing roads that will require upgrades to improve safety (turn lanes and controlled intersections for example) and accommodate more ways to travel (walking, bicycling, using a mobility device, using an electric scooter, etc.). The collector streets, in green, are shown in locations that would link different parts of Cooper Mountain while limiting impacts on natural resource areas.

HOUSING

GOAL: Provide New Housing in a Variety of Housing Types and for All Income Levels

The Community Plan's housing goal aims to:

- Create a community of inclusive and walkable neighborhoods
- Provide diverse housing choices
- Require housing variety in every neighborhood
- Integrate housing types in every neighborhood
- Provide 450 regulated affordable housing units
- Plan housing as a good neighbor to green spaces and so all housing types have access to nature and parks

CREATE A COMMUNITY OF INCLUSIVE AND WALKABLE NEIGHBORHOODS

A community plan that focuses on land use, development, and infrastructure provision can play its part in promoting an inclusive and walkable community.

Inclusion means everyone feels welcomed, valued, and encouraged to fully participate and belong. An inclusive neighborhood includes people of all races and ethnicities, LGBTQ+ people, people of varied physical abilities; households experiencing a variety of income levels, neurodiverse people, people living in a variety of housing types, and people with other identities, body types, or living situations.

A walkable community of people who live or work in Cooper Mountain or visit Cooper Mountain have non-automobile options to access destinations, such as shops, restaurants, recreation, nature, and their neighbors, friends, and families.



PROVIDE DIVERSE HOUSING CHOICES IN EVERY NEIGHBORHOOD

All housing types — multi-dwellings, middle housing, and single-detached dwellings — are allowed in all Cooper Mountain neighborhoods.

The Community Plan anticipates at least 4,500 homes, with about 5,000 likely because of flexible rules that allow middle housing throughout the Residential Mixed areas shown on the Concept Map. This will help address the shortage of housing in the region, make efficient use of Cooper Mountain’s limited developable land supply, and help spread the infrastructure costs for development of this area among more households.

Single-detached dwelling



Duplex



Sixplex



Townhouses



Cottage Clusters



Multi-dwellings

Of these 5,000 dwellings, about 44 percent is estimated to be single-detached dwellings, 29 percent is estimated to include middle housing and small multi-dwellings (with 5 or 6 units), and 27 percent is estimated to include multi-dwellings with at least 7 units. These values are based on the Cooper Mountain Community Plan Concept Map and anticipated development outcomes in those areas.

REQUIRE HOUSING VARIETY IN EVERY NEIGHBORHOOD

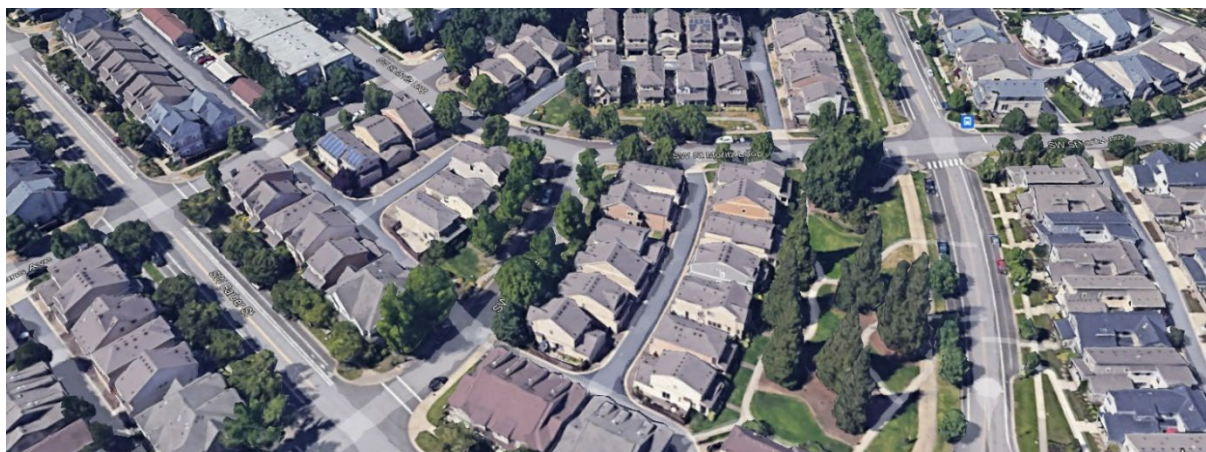
In all neighborhoods, the city will require a minimum amount of middle housing and/or five- or six-plexes to ensure a variety of housing types are available for households with different needs. A greater mix of housing provides more options for a wider variety of people and contributes to the creation of inclusive neighborhoods.

**Table 1:
Housing Estimates Based on Cooper Mountain Community Plan Concept Map (draft)**

Neighborhood	Single-Detached Dwellings	Middle Housing and five- and six-plexes	Multi-dwellings (at least 7 units)	Total
Cooper Lowlands	420	280	440	1,140
Grabhorn Meadow	270	180	100	550
High Hill	350	230	90	670
Hilltop	270	180	250	700
Horse Tale	170	110	170	450
McKernan	230	150	0	380
Siler Ridge	170	110	190	470
Skyline	100	70	100	270
Weir	210	140	0	350
TOTAL	2,190 (44%)	1,450 (29%)	1,340 (27%)	4,980 (100%)

INTEGRATE HOUSING TYPES IN EVERY NEIGHBORHOOD

Integrating different housing types within neighborhoods was identified by community members as an equitable outcome that would enable people of varied incomes and housing needs to live near each other. Although new housing tends to be more expensive, housing variety can mean rental units for people who do not have the resources for home ownership, smaller units for people who cannot afford large homes, and plexes that might allow a family to pool its resources to own several units on one lot. Housing variety provides more opportunities for income diversity than zoning that allows all single-detached homes



Villebois, Wilsonville, Oregon, a neighborhood with integrated housing types

BUILD REGULATED AFFORDABLE HOUSING

The Community Plan’s goal is to provide at least 450 regulated affordable housing units, including a mix of homes for rent and homes to own. Affordable housing, where feasible, should be dispersed across all neighborhoods. Provision of affordable housing development is dependent on future funding and will likely require the city to partner with private and non-profit developers.



Nesika Illahe, an affordable housing development that prioritizes the needs of Native Americans that belong to federally recognized tribes

PLAN HOUSING AS A GOOD NEIGHBOR TO GREEN SPACES AND SO ALL HOUSING TYPES HAVE ACCESS TO NATURE AND PARKS

The Cooper Mountain Community Plan Concept Map shows housing focused in the most buildable areas of Cooper Mountain, generally away from the highest quality habitat areas and steepest slopes. To minimize impacts on resource areas, the implementation of a Significant Natural Resource Area overlay as well as tree preservation, tree protection, and tree planting rules will be designed to achieve an overall outcome of planning housing as a “good neighbor” to adjacent green spaces. In addition, the plan provides a variety of housing types near natural areas, so people with different housing needs experiencing different household income levels can have access to and enjoy nature and parks.

NATURAL RESOURCES

Goal: Preserve, incorporate, connect, and enhance natural resources

The Community Plan's key outcomes for natural resources are to:

- Implement a green framework
- Preserve and protect significant natural resource areas
- Establish impact areas
- Preserve trees and expand tree canopy
- Protect and enhance wildlife corridors
- Integrate best practice stormwater management
- Establish the McKernan Creek Greenway

IMPLEMENT A GREEN FRAMEWORK

The Natural Resources Concept Map (in development) illustrates the planned green framework for the Community Plan. It is called a “framework” because it will frame future development by being adjacent to, and part of, every neighborhood on Cooper Mountain.

Anchored by Cooper Mountain Nature Park and McKernan Creek tributary areas, the green framework comprises approximately 645 acres, about 50 percent of the Community Plan areas, which connects to other streams, wetlands, riparian areas, upland habitat areas and wildlife corridors.

Cooper Mountain Nature Park covers 230 acres of high-quality habitat (120 acres within the Plan area). Approximately 8 miles of mapped streams include tributaries to McKernan Creek and Summer Creek. Wetlands and probable wetlands cover an estimated 20 acres. Riparian habitat areas adjacent to streams and wetlands provide important habitat and water quality functions. Upland habitat areas extend outside of the riparian area, including much of Cooper Mountain Nature Park. Wildlife corridors support movement of large mammals and other species.

Together, these areas are Cooper Mountain's natural area heritage that the Community Plan seeks to preserve, connect and enhance as the community develops.

The Community Plan aims to focus development outside of the green framework. The resultant buildable areas comprise the neighborhoods where residential, commercial and public land uses will be located. The transportation connections of the plan are designed to connect neighborhoods, while minimizing impacts and providing access to natural resources.

Cooper Mountain Nature Park



Upland Habitat



Wildlife



Scenic Views

PRESERVE AND PROTECT SIGNIFICANT NATURAL RESOURCE AREAS

The Community Plan delineates a Significant Natural Resource Area (SNRA) to identify the area's most significant natural resources. The intent is to balance environmental protections with the reasonable economic use of a property.

For the Community Plan, the SNRA includes Riparian Habitat (Class 1 and 2), Upland Habitat (Class A and B), and the Cooper Mountain Nature Park. The procedures and criteria for inventorying and evaluating natural resources in Cooper Mountain comply with Oregon Statewide Planning Goal 5 and associated Metro Titles 3 and 13. More information about this process, including a description of riparian habitat and upland habitat classifications, can be found in the Cooper Mountain Community Plan Natural Resource Report (June 2020).

Generally, Statewide Planning Goal 5 requires local governments to adopt programs that will protect natural resources for present and future generations. Establishing these programs is also known as the Goal 5 process. This process includes three main steps:

1. Evaluate and determine the significance of natural resources in a planning area.

2. Identify and analyze conflicting uses that exist, or could occur, in significant Goal 5 resource sites.
3. Develop a program to determine whether to allow, limit, or prohibit identified conflicting uses for significant resource sites.

Beaverton’s Goal 5 program includes updates to Comprehensive Plan policies and Development Code rules that establish and implement the SNRA Overlay Zone, which includes identifying the areas and activities subject to the SNRA Overlay; establishing rules that limit disturbance areas; providing exemptions/exceptions for some uses, such as nature trails, utility crossings and wildlife crossings; providing flexibility to avoid or reduce development impacts; and requiring mitigation, such as new tree plantings or a fee-in-lieu, in response to development impacts.

Figure 3: Significant Natural Resources Area Map

The project team is working on updates to the Significant Natural Resources Areas (SNRA) map. To view the SNRA overlay in this document, see [Figure 2](#).

ESTABLISH IMPACT AREAS

Statewide Planning Goal 5 also requires that local governments determine potential “impact areas” to evaluate the adverse impacts of development on significant natural resources. An impact area is a geographic area within which conflicting uses could adversely affect a significant Goal 5 resource, as described above.

Beaverton’s Goal 5 program would establish impact areas by requiring a buffer along the SNRA Overlay Zone, which would limit conflicting uses that might adversely affect significant natural resources areas. In some areas that might require extra protection, such as Cooper Mountain Nature Park, the impact area buffer could be wider, given the extensive amount of streams and wildlife habitat inside the park.

PRESERVE TREES AND EXPAND TREE CANOPY

Trees and tree canopy are an important part of Cooper Mountain’s natural resources that provide many benefits, such as shade, wildlife habitat, stormwater management, pollutant removal and carbon absorption (removing carbon dioxide, a greenhouse gas, helps lower temperatures in areas with a lot of buildings and paved surfaces, which are known to absorb and retain heat). The extensive mature tree canopy throughout the plan area has been declining as properties are converted to other allowable uses.

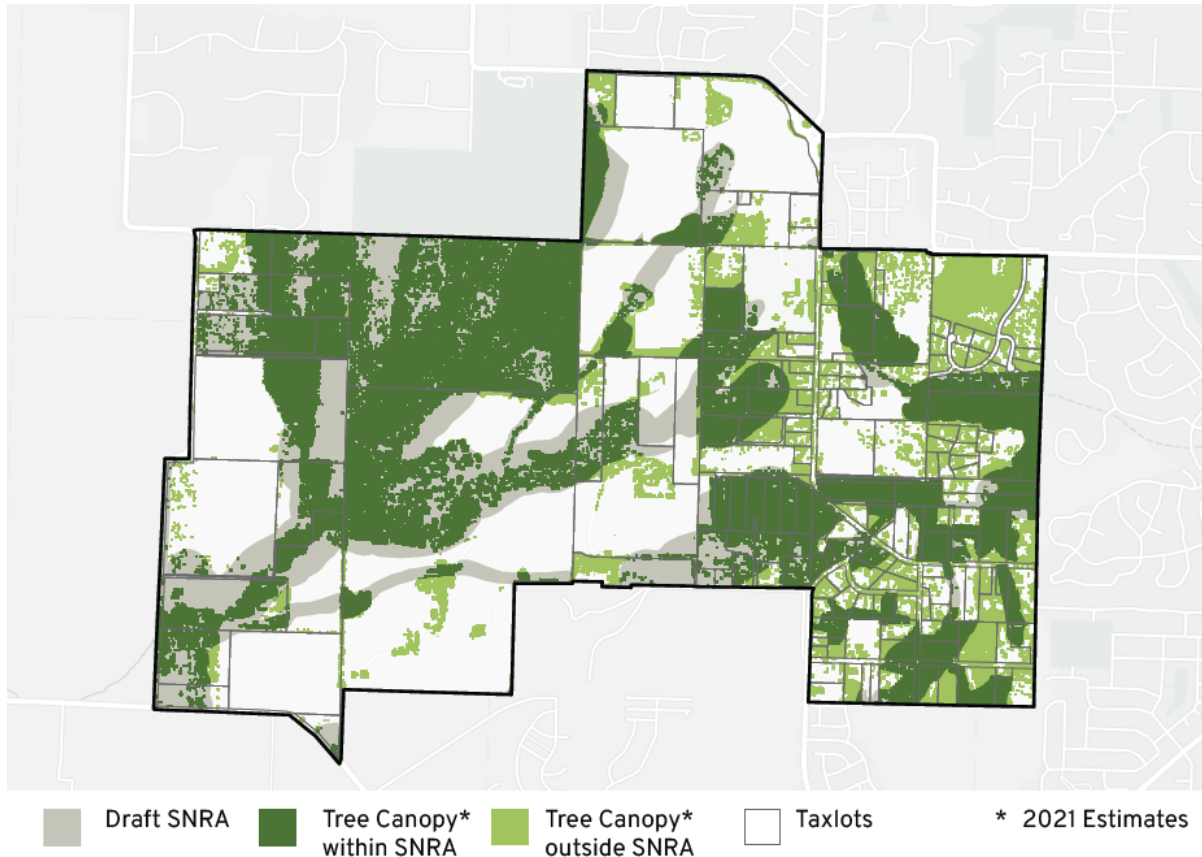
Even though riparian corridors and upland habitat areas are subject to the Goal 5 process, trees are not considered Goal 5 resources subject to inventory and analysis. However, cities and counties may still choose to implement tree protections that advance community goals.

For Cooper Mountain, the Community Plan includes goals and policies that aim to protect Cooper Mountain’s existing trees and expand the tree canopy, where possible. For example, the tree policies require a portion of existing trees to be preserved on site, establish

minimum tree canopy requirements for all neighborhoods, provide flexibility on sites encumbered by trees to make it easier to fit homes on a lot, require mitigation when trees are removed from a site, and promote new plantings of native and drought-tolerant trees.

Most existing trees in Cooper Mountain are inside the SNRA Overlay Zone; however, there are many lots with extensive canopy outside of the overlay (Figure 4). Generally, rules for tree insides SNRAs will subject to higher tree protections than trees outside of SNRAs.

Figure 4: Tree Canopy with SNRA Comparison

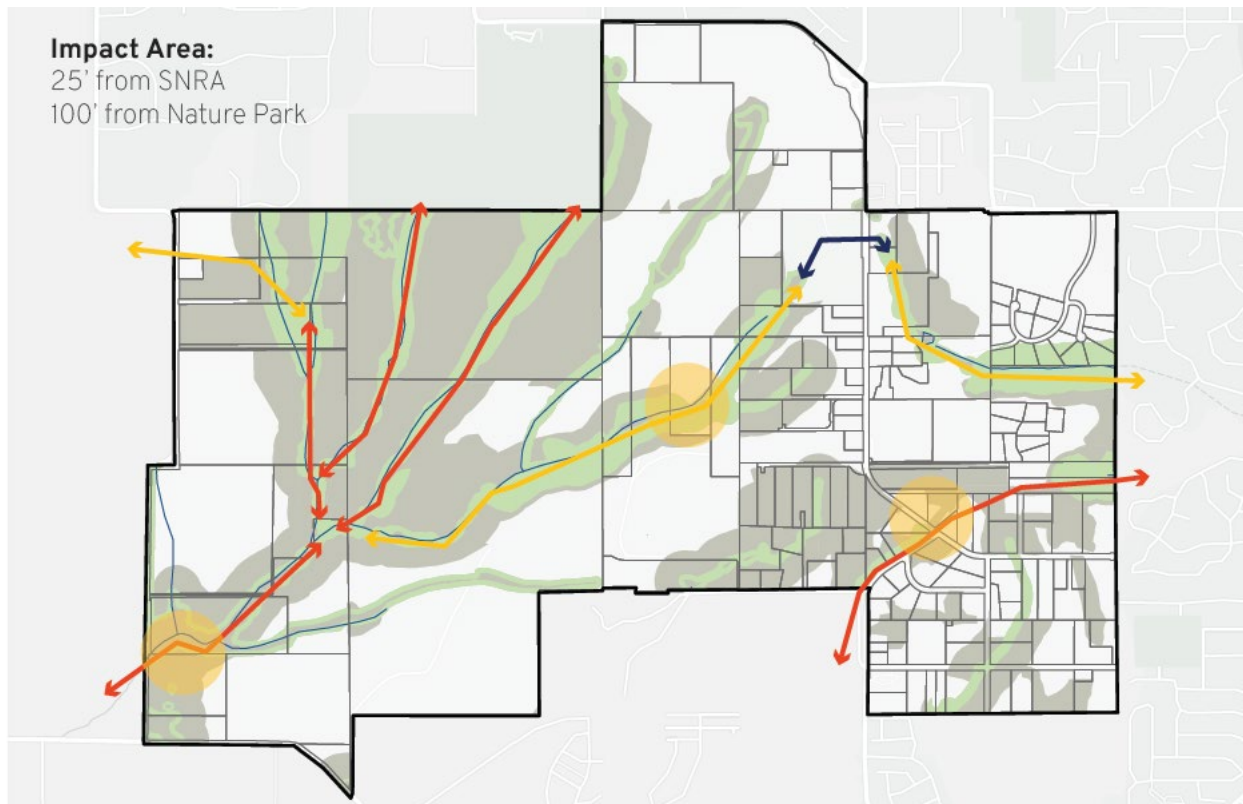


PROTECT AND ENHANCE WILDLIFE CORRIDORS

The wildlife corridors of Cooper Mountain follow the tributaries of McKernan Creek and Summer Creek. They connect many areas of high-quality habitat, linking the diverse habitats in Cooper Mountain Nature Park to the lower wetland areas of McKernan Creek.

Figure 5 shows Cooper Mountain’s wildlife corridors that were inventoried in 2022. Primary wildlife corridors provide habitat and safe passage for birds, large mammals and amphibians, whereas secondary wildlife corridors are better suited for smaller mammals.

Figure 5: Draft Significant Natural Resource Area and Wildlife Corridors



YELLOW (circle) = Wildlife crossing

YELLOW (line) = Primary wildlife corridor (Large mammal passage, such as deer and coyote, is highly recommended.)

RED (line) = Primary wildlife corridor (Large mammal passage feasibility/benefit unknown, but further review may be warranted. Smaller animals would still benefit.)

BLUE = Secondary wildlife corridor (May not be suitable and/or high benefit for large mammals, but still beneficial to smaller animals.)

GRAY = Draft SNRA

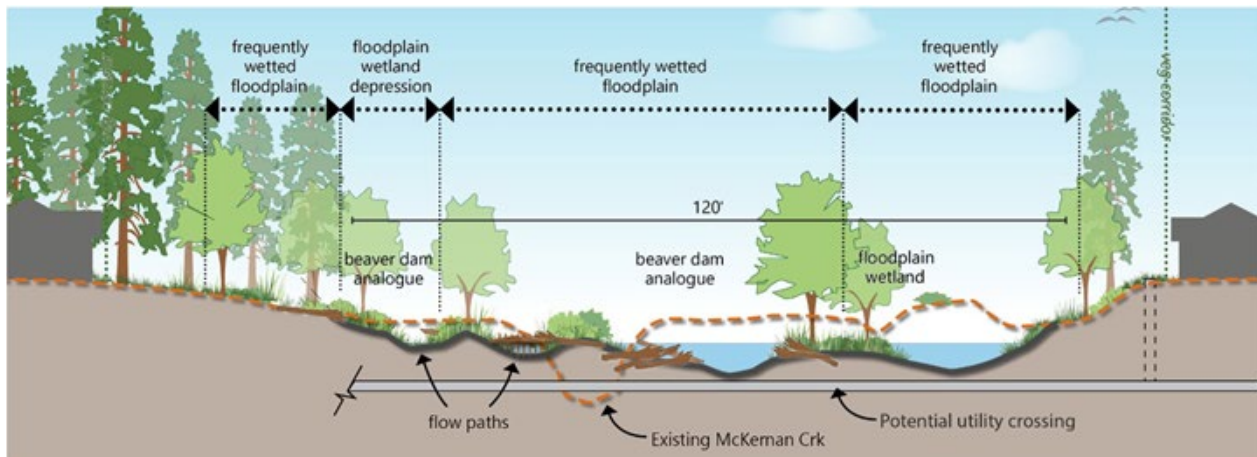
GREEN = Riparian corridors

The Community Plan aims to protect the highest quality corridors, and where possible, enhance other corridors for continued wildlife use as development occurs over time. Protecting significant natural resources, establishing impact areas and expanding tree protections collectively protect and enhance wildlife corridors. Other tools and strategies include integrating stormwater management with natural systems, such as planting stormwater facilities with wildlife friendly landscaping to provide additional habitat; promoting restoration of streams and tributary areas; limiting infrastructure stream crossings and installing wildlife crossings where stream crossings are required; and requiring wildlife friendly fencing and lighting adjacent to corridors, where possible.

INTEGRATE BEST PRACTICES FOR STORMWATER MANAGEMENT

The Community Plan incorporates stormwater management recommendations from the Cooper Mountain Utility Plan. One potential strategy is the Resilient Stream Corridors concept. A resilient stream corridor is an emerging conservation strategy that may offer an innovative approach for protecting and restoring stream and riparian habitat health in the region. The primary purpose of a resilient stream corridor is to use natural processes to dissipate energy from high streamflow events and preserve or restore natural floodplain, stream, and riparian functions. A resilient stream corridor has a wider cross section to collect and manage stormwater, while expanding habitat areas. The corridor serves as the stormwater management system, rather than relying on large structural facilities (like stormwater ponds) to manage surface runoff from urban areas.

Figure 6: Resilient Stream Corridor Concept



A resilient stream corridor may ultimately provide numerous social and ecosystem benefits, such as reduced stream incision and erosion, improved flood storage, reduced strain on stormwater/sewer systems, improved water quality, and accessible natural streams for residents to enjoy. Figure 6 illustrates some of the possibilities for incorporating the resilient stream corridors approach in the Cooper Mountain area.

MCKERNAN CREEK GREENWAY

The McKernan Creek Greenway will be a central and defining feature of the Cooper Mountain area. It is planned as a two-mile long regional trail and greenway, open to all. The greenway will integrate public access, trails, natural resources and stormwater management to support both the ecological and community health of the area.

The greenway follows the alignment for the McKernan Regional Trail and the Route 1 corridor across the upper portion of Cooper Mountain (See Figure 9 in the Transportation section). Starting at the corner of SW 175th and Weir Road, the greenway

extends west to upper McKernan Creek, then follows the creek to its lower floodplain area at the Community Park and SW Grabhorn Road undercrossing.

The greenway will be an active transportation corridor within a short distance of six Cooper Mountain neighborhoods. It will connect visitors and the local community to Cooper Mountain's natural heritage, with opportunities for environmental education and stewardship. Along with other wildlife corridors, the greenway provides habitat and pathways for wildlife to move through the area. The public facilities section of the Community Plan also describes how the greenway will support utility corridors and best practice stormwater and natural resource management.

Figure 7: McKernan Creek Greenway

The project team is working on updates to a McKernan Creek Greenway Diagram that visually communicates how key pieces of the greenway might relate to each other.

CLIMATE RESILIENCE

Goal: Improve community resilience to climate change and hazards

Climate resilience is the ability of a community to mitigate and adapt to climate change and hazards (natural and manmade). Mitigation involves taking actions to reduce or slow down the effects of climate change, such as providing active transportation options that reduce greenhouse gas emissions associated with car travel. Adaptation refers to changing rules or behaviors to survive in a new or different environment. This might include requiring drought-tolerant trees to be planted in place of native trees because drought-tolerant trees are more likely to thrive in warmer, drier months.

Tool and strategies that aim to improve community resilience include, but are not limited to:

- Opportunities for small and attached dwellings, which promotes energy efficiency in residential development.
- Policies, plans and code standards that will reduce transportation-related greenhouse gas emissions through walkable neighborhoods, and bicycle and pedestrian facilities that connect neighborhoods and key destinations.
- Implementation of the SNRA Overlay to protect the unique natural systems of Cooper Mountain and integrate them into future neighborhoods.
- Tree canopy goals and requirements that will help reduce heat island effects from urban development.
- Best practice stormwater planning to minimize and mitigate flooding and erosion, and enhance water quality and provide flexibility to manage increasing rainfall and larger storm events.
- Opportunities to provide purple pipe water infrastructure (pipes that recycle water and remove contaminants) to reduce the use of treated water and recharge groundwater.
- A transportation network with pedestrian and vehicular connectivity that allows first responders to provide emergency response to the Community Plan area.

PUBLIC FACILITIES & INFRASTRUCTURE

Goal: Provide public facilities and infrastructure needed for safe, healthy communities

The Community Plan's public facilities goal will be implemented through the following strategies:

- Provide a range of parks and community gathering spaces
- Support expansion of Cooper Mountain Nature Park
- Coordinate and Implement Utility Plans
- Establish McKernan Creek Regional Trail

PROVIDE A RANGE OF PARKS AND COMMUNITY GATHERING SPACES

The Cooper Mountain Community Plan identifies a range of park types and uses that will be incorporated across the Community Plan area. Conceptual park locations were identified in close coordination with the Tualatin Hills Park and Recreation District and other stakeholders. The map is conceptual and guiding. It shows opportunities for coordinating park sites with their neighborhood context, trails, viewpoints and other attributes.

Community parks

The Community Plan area includes Cooper Mountain Nature Park and Winkelman Park, which are both regional destinations for a variety of recreational uses. A new community park is proposed in the Cooper Lowlands neighborhood, adjacent to the McKernan Creek Greenway and Cooper Lowlands (along Tile Flat) neighborhood center. This location provides a signature park amenity near the intersection of important green spaces, higher density residential development, and good transportation access for all modes of travel.

As a larger park, the new community park could serve the entire Cooper Mountain area and provide sports fields and active recreation, activities which typically require more space. The Concept Map shows this park as a desired outcome, recognizing that any community park is subject to funding and site acquisition.

Neighborhood parks

A neighborhood park is proposed in each of the nine neighborhoods. The goal is that all homes are served by parks within a half-mile walkable area. Neighborhood park access should not require crossing of arterials, and the park network is connected by trails to the McKernan Creek Greenway and the regional trail system.

THPRD lists standards for neighborhood parks, so that the size, and amenities are tailored to the needs of the surrounding neighborhood. When topography allows, parks larger than one acre should include a sports field for larger recreation opportunities.

[Table 2](#) lists the nine new neighborhood parks planned for Cooper Mountain and opportunities for siting the parks to serve the needs of each neighborhood. Some sites could serve adjacent high-density housing, others could provide public access to high

quality viewpoints or greenway areas. These opportunities should be considered during development review and park implementation.

**Table 2:
Neighborhood Parks Planned for Cooper Mountain**

Neighborhood	Park Acreage	Opportunities
Cooper Lowlands	2 acres	Sites are adjacent to multi-dwelling zones
Horse Tale	2 acres	Adjacent to multi-dwelling zone; adjacent to trail; potential colocation with city water reservoir
Skyline	2 acres	Site is adjacent to multi-dwelling zone; good viewpoints; adjacent to trail
McKernan	2 acre	Good viewpoints; adjacent to trail and natural resources; site serves both McKernan and Hilltop neighbors
Hilltop	3 acres	Potential sports fields; good viewpoints
Weir	2 acres	Serves neighborhoods north and south of Weir Road
Siler Ridge	3 acres	Adjacent to multi-dwelling and mixed-use zone; adjacent to trail
High Hill	2 acre	Wooded site; good access via High Hill Lane; the natural area to the southeast, serves Alvord Lane neighbors
Grabhorn Meadow	3 acres	Good viewpoints; adjacent to mixed use and multi-dwelling zones
TOTAL	26 acres	

Urban plazas

The Community Plan includes urban plazas in each neighborhood center to support community gatherings. Per THPRD standards, such plazas are intended for urban settings with higher density development and would ideally be incorporated into commercial/mixed use areas. The plazas should be designed as public gathering spaces that foster community interaction and civic pride. Urban plazas would be incorporated into the development of the commercial areas in the Cooper Lowlands and Hilltop neighborhoods.

Trailhead parks

Small trailhead parks should be located at key entry points to the trail network, such as at an entrance to the Cooper Mountain Nature Park and at access points to the McKernan Creek Greenway. Trailhead parks are not shown on the Concept Plan Map because the locations

will be identified as neighborhoods and trails are designed. Trailhead parks may include amenities such as wayfinding, restrooms, play equipment and seating for trail users.

Figure 8: Parks Map

The project team is working on updates to the Parks map with THPRD. To view draft locations for potential parks in this document, see [Figure 2](#).

SUPPORT EXPANSION OF COOPER MOUNTAIN NATURE PARK

Cooper Mountain Nature Park is the crown jewel park and greenspace on Cooper Mountain. It is 230 acres in total, and the southern portion (140 acres) is within the Community Plan area. The Community Plan calls for the park to be within the Significant Natural Resource Area Overlay zone, with an Impact Area buffer around the park's perimeter.

The expansion of Cooper Mountain Nature Park, likely to the south, has been explored for many years. Such expansion was strongly supported by the community during the Community Plan process. The City of Beaverton supports the expansion of the Nature Park. The City will continue to coordinate with Metro, property owners, and others as expansion possibilities are discussed.

COORDINATE AND IMPLEMENT UTILITY PLANS

The city intends for utility infrastructure – water (potable and non-potable), sewer, and stormwater management – to be proactively planned and implemented across the Plan area. The City is preparing a Cooper Mountain Utility Plan in conjunction with this Community Plan. The housing goals and planned commercial areas will require significant expansion of the public facilities. The utility plan will outline a framework of required public utility services that are needed to support growth of Cooper Mountain.

The concept plan includes locations of existing and potential reservoir locations, which increase service capacity and improve resiliency for the City's water system. The Utility Plan is considering opportunities to incorporate non-potable (purple pipe) water reuse strategies, through aquifer storage and recovery systems, similar to what is currently in place in the South Cooper Mountain area.

Where feasible, water service and sewer trunklines will be co-located with transportation corridors (roads or trails) to provide maintenance access and long term asset management. The city will coordinate with Clean Water Services and developers to provide sewer service to all planned neighborhoods.

Stormwater management will be integrated with other public uses. Examples include locating low impact development approaches for water quality treatment within right-of-way, landscaped stormwater treatment facilities in parks and urban plazas, or regional facilities adjacent to protected natural areas. The Utility Plan will outline a regional stormwater strategy for the McKernan Creek subbasin that considers opportunities to

restore degraded natural resources and manage stormwater through resilient stream corridors.

The city's intended outcome is to streamline the delivery of the utility systems needed to support the growth of Cooper Mountain.



An existing water reservoir on SW Kemmer Road

ESTABLISH MCKERNAN CREEK REGIONAL TRAIL

The Community Plan includes strategies to protect natural resources across Cooper Mountain, including the greenway along McKernan Creek. This plan places a high value on connecting neighborhoods to natural areas. The concept map shows the preferred location of a new regional trail along McKernan Creek, with connections to the existing THPRD trail network. The trails provide access and viewpoints to natural areas, while protecting the natural resources that are a defining feature of Cooper Mountain. Connecting trails will provide walkable access from most Cooper Mountain neighborhoods, Winkelman Park, and Cooper Mountain Nature Park.

TRANSPORTATION

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

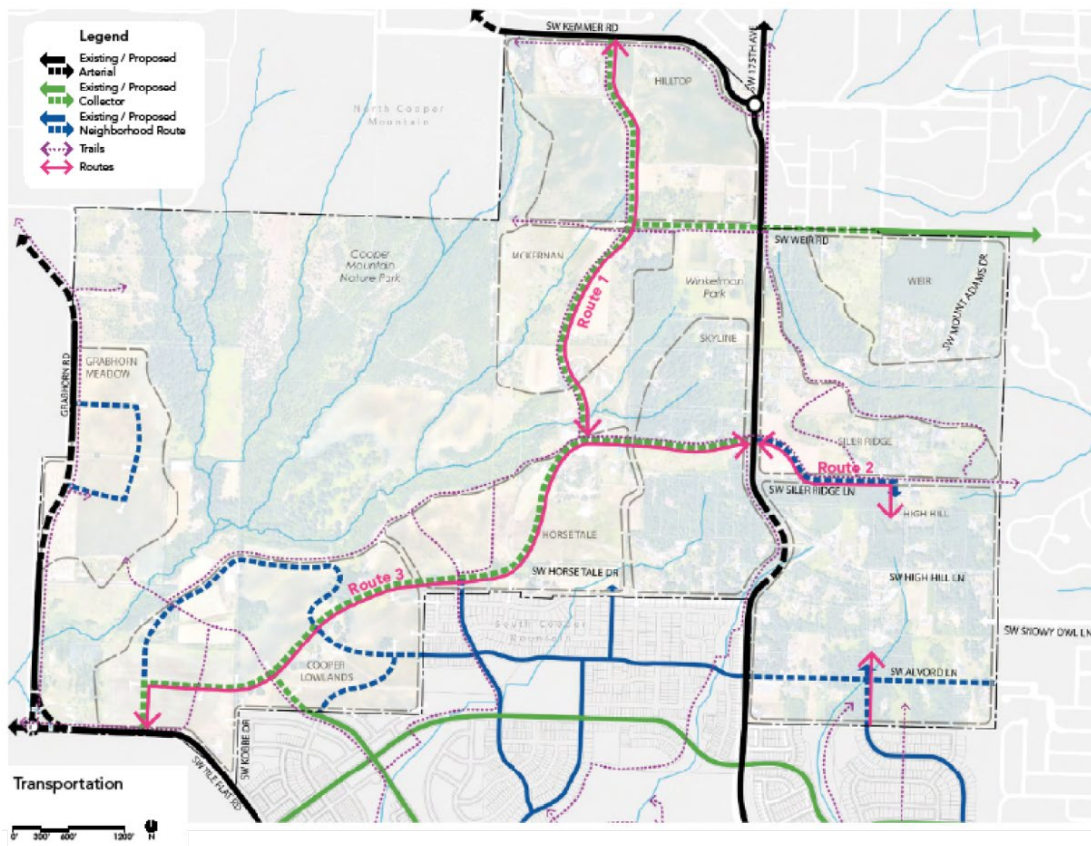
Beaverton is committed to building a complete, well-maintained, universally accessible, and connected system of public streets that provides a way for people of all ages and abilities to travel safely, comfortably, and reliably to where they want to go.

The Community Plan’s transportation goal will be implemented through the outcomes listed below and described in this section. The planned outcomes are to:

- Create complete streets
- Provide many active transportation choices and connections
- Plan and design for transit readiness
- Create a connected network

The Transportation Concept Map illustrates a connected network of pedestrian routes, bike paths, trails, and a hierarchy of streets: arterials, collectors, neighborhood routes, and potential local streets (Figure 9).

Figure 9: Conceptual Transportation Corridors



COMPLETE STREETS

Beaverton's Complete Streets Policy says Beaverton's streets should be designed to be safe and feel safe for everyone. They are designed for speeds that reduce the chance of death or serious injury and give priority to the needs of those who are most vulnerable.

Complete streets make it easier and safer for people to move along and across the street. They are designed for people moving in many ways: walking¹, biking, using micromobility² devices, taking public transit, driving a car, transporting goods, or delivering services.

Complete streets connect communities and get people, goods, and services to the places they need to go. They clean the water and air and advance the city toward its greenhouse gas emission reduction goals.

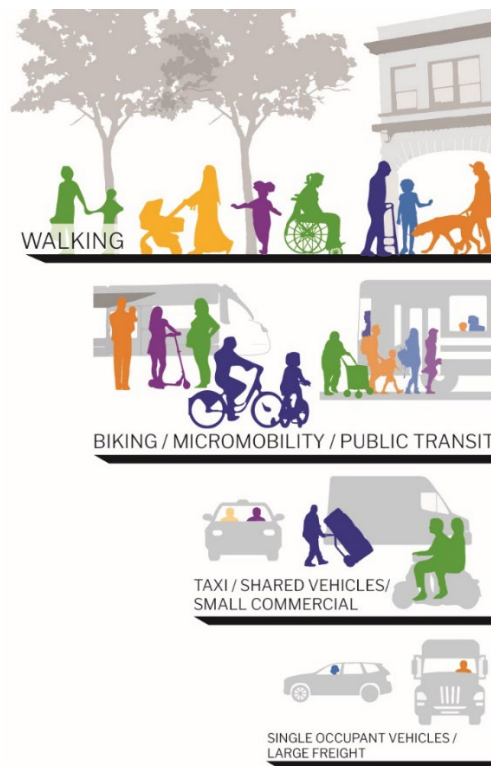
The Complete Streets policy prioritizes public use of the street in the following order:

1. Walking
2. Biking / Micromobility /Public Transit
3. Taxi / Shared Vehicles / Small Commercial Service and Delivery Vehicles
4. Single Occupant Vehicles and Large Freight Vehicles

¹ Walking is an inclusive physical activity term that includes people using assistive mobility devices.

² Small, low-speed, human- or electric-powered transportation device, including bicycles, scooters, electric-assist bicycles, electric scooters (e-scooters), and other small, lightweight, wheeled conveyances.

Figure 10: A multi-modal hierarchy for complete streets design



Cooper Mountain design and transportation investment decisions will be consistent with the Complete Streets policy and its guiding principles.

- Design for safer, slower speeds with the goal of eliminating fatalities and severe injury crashes on streets in Beaverton.
- Give priority and protection to street users who face the most risk of death or serious injury – those outside of a vehicle and moving at the slowest speed – through the design and operation of intersections.
- Create pedestrian-scaled places and streetscapes that are interesting, enjoyable, and engaging for people, no matter which mode of travel they choose.
- Use design elements like lighting, culturally relevant public art, and placemaking elements to create an environment where people of all races, ethnicities, genders, ages and abilities feel welcome and safe from crime and harassment while using the street.
- Design streets to be responsive to current and planned neighborhood context by addressing the scale and type of activities in the area such as retail and entertainment, employment, residential, parks, and industrial uses.
- Design streets to function as enjoyable public spaces that foster social connection and enhance the health and well-being of the community.
- Design streets to work for all people and center people who have been most impacted by past policy choices or are most vulnerable in our current system,

including communities of color, children and their caregivers, seniors, and people with disabilities.

- Design streets to provide equitable access to housing, jobs, recreation, services, retail, and other opportunities, regardless of race, income, English language proficiency, or vehicular access.
- Use trees, plants, rain gardens, green infrastructure, and other design features that define the character of the street to shade and cool people walking, reduce energy consumption, and absorb and clean stormwater runoff.
- Use interim, quick-build techniques and materials when resources are scarce and/or where a street may benefit from a faster or more iterative process and solution to reach desired community outcomes.
- Use data, analysis, and performance monitoring to support decision-making, and learn from peer cities applying a Complete Streets approach.
- Encourage the provision of street designs that quickens the community's transition to e-bikes, other forms of electric micromobility, and electric vehicles, while adhering to the modal hierarchy.

ACTIVE TRANSPORTATION

Consistent with the Complete Streets Policy, the active transportation network in Cooper Mountain will serve all ages and abilities with the streets, sidewalks, trails, bike facilities and other infrastructure they need to safely walk, bike and roll to their destinations. The layout and design of transportation corridors connect neighborhoods and key destinations.

Cooper Mountain's pedestrian facilities, bikeways, and trails will serve many users: pedestrians moving through neighborhoods; students traveling to schools; people biking from one neighborhood to another; people traveling to community parks, neighborhood parks, and the McKernan Creek Greenway; and more.

Safety will be prioritized through multiple strategies. The planned multi-use paths, McKernan Creek Regional Trail, collector routes, and neighborhood routes will have protected bike and pedestrian facilities with a physical barrier between automobiles and those walking, biking, and using micromobility devices. Slower speeds will be an important safety measure for all new streets and major improvements.

Cooper Mountain's trail system includes the McKernan Regional Trail, community trails, and nature trails. The City will implement this planned system of trails in coordination with THPRD and Metro for trails connecting to the Nature Park.



A protected bike lane in a mixed-use neighborhood

TRANSIT READINESS

The Community Plan's land use zoning and transportation network are planned to support future transit. The two neighborhood centers, mixed use zones, multi-dwelling housing locations, and complete street network provide walkable access to transit along key streets. The primary transit destinations in the area include:

- Hilltop commercial area and multi-dwelling areas
- Siler Ridge mixed-use zone and multi-dwelling area
- Mountainside High School
- South Cooper Mountain Main Street
- Tile Flat commercial center
- A planned Cooper Mountain community park
- Multi-dwelling areas along the collector road planned between Tile Flat and 175th.

CONNECTED NETWORK

The following sections summarize the planned improvements and key issues for each street type in the Community Plan and assumes all roads and streets are designed as complete streets.

Arterial Streets

The arterials that serve Cooper Mountain - SW 175th, SW Kemmer Road, SW Tile Flat, and SW Grabhorn Road - are planned to serve multiple roles. Arterials will continue to be regional routes for trips going through the Cooper Mountain area to other destinations.

Arterials should be designed as complete streets. Key improvements to existing arterials include:

- SW 175th: Realign the “kink” south of Siler Ridge Lane, including a wildlife-friendly undercrossing; upgrade to a 3-lane urban street with multi-use path on one side; provide buffered bike lanes and sidewalks; provide intersection control and safe crossings at Route 3 and at SW Weir Road.
- SW Kemmer Road: Upgrade to a 3-lane urban street with multi-use path on the south side; provide buffered bike lanes and sidewalks; design provide intersection control and a safe crossing at Route 1.
- SW Tile Flat Road: Continue the 3-lane urban upgrade with multi-use path focused on the north (urban) side of the street. The south side will have a rural edge under current County policy.
- SW Grabhorn Road: Upgrade to a 3-lane urban street with multi-use path focused 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 under current County policy.

Collector Streets

The collector streets - SW Weir, Route 1 and Route 3 - are the connecting routes between Cooper Mountain’s future neighborhoods. The key features of the planned routes include:

- SW Weir Road: Connects SW Beaverton to Cooper Mountain; provides gateway and access to the Hilltop neighborhood center and areas west of SW 175th; design tailored to the context of Winkelman Park on the south side and mixed use development on the north side; includes the McKernan Creek Regional Trail.
- Route 1: Provides a parallel option to SW 175th between SW Kemmer Road and Route 3; A safe and comfortable route for local trips away from regional traffic; many opportunities for scenic viewpoints; supports emergency access to the neighborhoods west of SW 175th; includes the McKernan Regional Trail integrated into the street design; designed as a 3-lane cross section, except in steeper natural resource areas where a 2-lane section may be considered; includes a wildlife-friendly crossing of McKernan Creek; provides a corridor for trunk utilities.
- Route 3: East-west corridor connecting SW 175th and adjacent neighborhoods to central and western Cooper Mountain and SW Tile Flat Road; connects five neighborhoods to the Tile Flat commercial center and access to five multi-dwelling sites; corridor for trunk utilities and the potential new water reservoir; requires a study for the intersection with SW 175th.

Neighborhood Routes

The Community Plan’s neighborhood routes provide connectivity within neighborhoods. General locations of key neighborhood routes are described below, though specific locations for neighborhood routes may shift with development patterns.

- Grabhorn Meadow: This neighborhood route provides a loop that defines two access points to SW Grabhorn Road. The city will work with Washington County regarding design exceptions to allow the connections. Typically, the County would require a collector-level connection to SW Grabhorn Road, but a neighborhood route may be more appropriate due to the size and planned traffic for this neighborhood.
- Cooper Lowlands: A neighborhood route is planned as the access to lands north of the Community Park. This neighborhood route can also include the McKernan Creek Regional Trail and serve as a utility corridor.
- High Hill: A future neighborhood route will likely be needed through the Siler Ridge Neighborhood to connect Siler Ridge Road and South Cooper Mountain. The routing is flexible and will be determined as part of future development planning.

Local streets

Potential locations for local street intersections with the above-described streets are shown on Figure 9 .The actual local street network will be determined when development occurs in compliance with the Development Code. The plan’s goals for local streets are to:

- Create walkable blocks and neighborhoods;
- Extend the street pattern from South Cooper Mountain; and
- Provide direct and convenient routes to parks, trails, and other community destinations.

Wildlife crossings

New bridges (vehicular and pedestrian-bike) should be designed for safe passage of wildlife at four key locations:

- Where Route 1 crosses McKernan Creek
- The SW 175th “kink” realignment
- The pedestrian-bike bridge between Cooper Lowlands and Grabhorn Meadow
- The SW Grabhorn Road crossing of McKernan Creek

The City will work with agency partners and natural resource stakeholders to design these crossings and ensure wildlife connectivity is maintained.

Transfers between different travel methods

A connected system also benefits from the ability to transfer between different ways of moving around. These mobility hubs could be locations to transfer between transit, bicycle rentals, micromobility rentals, and commuter/rideshare drop-off locations. Potential locations for this could include commercial areas, schools, and areas with significant numbers of homes.

COMMERCIAL AREAS

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

The Community Plan's key outcomes for commercial areas are:

- Promote commercial and entrepreneurial opportunities by creating two commercial centers
- Expand opportunities for commercial uses by incorporating mixed-use areas in Cooper Mountain
- Provide for small-scale commercial opportunities near where people live, such as in limited locations in Residential Mixed areas to provide better access to goods and services and more entrepreneurial opportunities,

TWO NEIGHBORHOOD COMMERCIAL CENTERS

The Community Plan identifies two new neighborhood commercial areas – Hilltop and Tile Flat. The neighborhood commercial areas will be pedestrian-oriented, mixed-use areas that are focal points for the community. They are planned for a mix of commercial and residential (largely middle housing and apartments) uses to create vibrant, walkable areas. They also would be good for locations civic uses, such as a library branch, and other community destinations.

The neighborhood centers should feature pedestrian-oriented design, including:

- Buildings next to or near the sidewalk with windows, interesting building faces, pedestrian-scale lighting, awnings, and signage
- Parking behind the buildings (rather than between the building and the street), under buildings, or in structures.
- Residential buildings with windows and doors facing the street
- Complete streets that provide high-quality space for people walking, using bicycles, using mobility devices, waiting for transit or using other methods to move around or through Cooper Mountain
- An urban plaza and spaces for people to gather

RESIDENTIAL COMMERCIAL SITES

Residential Commercial mixed-use areas are shown in several areas (Cooper Lowlands, Grabhorn Meadow, Hilltop, and Siler Ridge), to increase the opportunity for commercial uses. Commercial uses are allowed but not required in these areas. This designation is mapped next to the two neighborhood commercial areas, which will allow the commercial sites to expand or be supported by adjacent housing (mostly middle housing or apartments). These designations also are shown in areas near parks and multi-family areas to provide commercial opportunities near recreational destinations and homes.

Mixed-Use Area



Small Grocery Store



SMALL-SCALE COMMERCIAL

Small-scale commercial uses will be allowed in the Residential Mixed areas to provide opportunities for residents to have walkable access to goods and services. Smaller commercial uses also provide entrepreneurship opportunities and places for people to gather with their neighbors. Examples include a coffee shop, a small grocery store, a hair salon or a childcare facility. These areas would mostly likely be allowed near parks, Multi-unit Residential areas, and along neighborhood routes that connect homes to busier collector or arterial streets.

The design of these businesses should be small in scale, so the buildings and commercial operations are more consistent with the building sizes and activity levels of the residential areas.

COOPER MOUNTAIN COMMUNITY PLAN POLICIES

COMPREHENSIVE PLAN & 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 (Mixed Use, Commercial, Residential Neighborhoods and Employment/Industrial).

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.

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 3. These are draft land use designations and zoning districts. Feedback from decision makers and the community could result in changes to the table below.

Table 3. 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.

LAND USE 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.
- h) The city will support efforts by THPRD to find, acquire and develop appropriate sites for neighborhood parks within the Community Plan area.

Figure xx. 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

HOUSING 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, incorporate, connect, and enhance natural resources

GENERAL NATURAL RESOURCE POLICIES:

- a) Protect Cooper Mountain natural resources, including but not limited to stream corridors, riparian areas, upland habitat, 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
 - v. Steep slope protections
 - vi. Effective storm water management
 - vii. Encouraging development in areas that do not have significant natural resources and discouraging development in areas with significant natural resources.
- b) 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. 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 preservation in significant natural resources through implementation of a Significant Natural Resource Area (SNRA) overlay Zone and its accompanying regulations (Figure 2). Significant natural resources include Riparian Habitat (Class 1 and 2), Upland Habitat (Class A and B), and the Cooper Mountain Nature Park - 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 economic use.
 - iii. Guide development review.
 - 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 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; 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 to reduce impacts on wildlife.

Figure xx. 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.

Staff Note: Draft policies for Impact Areas are still under review. Staff is reviewing tree policy memos with policy considerations that may result in additional changes.

IMPACT AREAS POLICIES

- a) The city will include an Impact Area adjacent to the SNRA overlay to protect natural resources and provide a buffer area that limits 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; 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, fencing, trails, bridges and other utility features in the Impact Area to reduce impacts on wildlife.

Staff Note: Draft policies for Tree Canopy are still under review. Staff is reviewing tree policy memos with policy considerations that may result in additional changes. Among other things, staff may add policies regarding commercial timber harvests to this section after additional research and analysis has been completed.

TREE CANOPY POLICIES

- a. Establish minimum tree canopy requirements 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 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, and mature trees, which collectively provide higher quality habitat and support diverse, mixed-age forests.
- c. Promote 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.
- 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 incentives for wildlife corridors outside of SNRAs after additional research and analysis has been completed.

WILDLIFE CORRIDORS POLICIES

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

CLIMATE RESILIENCE

Goal: Improve community resilience to climate change and hazards

CLIMATE RESILIENCE POLICIES:

- a) Reduce greenhouse gas emissions by providing and promoting walking, biking, transit, and other active transportation options.
- b) Incorporate neighborhood design that reduces people’s risk of hazards and provides safe access if evacuation is required.
- 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 hazards, such as through identifying those areas, reducing density of homes in those areas, requiring necessary geotechnical 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 drier months.
- e) 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.
- f) 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 & INFRASTRUCTURE

Goal: Provide public facilities and infrastructure needed for safe, healthy communities

PARKS POLICIES

- a) The City supports the expansion of the Cooper Mountain Nature Park and will coordinate with Metro, THPRD, property owners, and others 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.
- c) Provide Neighborhood Parks in each Community Plan neighborhood per 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 co-location of road or trail alignments and utility corridors.(*under review*)
- 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 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 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 that generally follows the corridor along McKernan Creek identified in the Cooper Mountain Community Plan Concept Map, 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.

TRANSPORTATION

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

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 policy. 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. Prioritize the needs of the community's most vulnerable, including communities of color, children and their caregivers, seniors and people with disabilities.
 - iii. 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. Reflect the fact that everyone is a pedestrian and benefits from generous, attractive, and socially activated walking environments.
 - v. Make walking, biking, and transit a viable and desirable transportation option for people of all ages and abilities.
 - vi. Be designed to advance the city toward its goal of 100% greenhouse gas emissions reduction by 2050.
 - vii. Facilitate an equitable, community-wide transition from gas powered vehicles to electric vehicles.
 - viii. Accommodate the movement of goods and services to sustain a vibrant local, regional, and state economy.
 - ix. Comply with federal, state, and regional regulations.
 - x. 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 10.
- c) Connect people to key destinations in the neighborhood, through design of the pedestrian and bike network.
- 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 for trails connecting to the 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 part of street improvements.
 - ii. Illuminate paved multi-use trails 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
 - vii. Connect active transportation facilities to the Nature Park's nature trails, consistent with Active Transportation Map
- 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 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

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, by dedicating public right of way towards bus stop and bus layover needs. This will include promoting mobility hubs where those transfers are most likely, such as the commercial centers along 175th Avenue and Tile Flat Road.

Staff Note: Draft policies for Complete and Connected Streets are still under review. Street designs would also be dependent on slopes, ground conditions and other engineering considerations. Staff is still evaluating how specific these policies need to be, and how that relates to future implementation efforts.

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 bicycle and pedestrian facilities.
 - iii. **SW 175th:** Realign the “kink”, potentially including a wildlife-friendly crossing; and upgrade to a 3-lane urban street with separated pedestrian and bicycle facilities.
 - iv. **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.
 - v. **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.
 - vi. **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 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:
 1. Include and integrate the McKernan Creek Regional Trail. Scenic viewpoints will be included along the trail.
 2. Minimize impacts to sloped and natural resource areas. A cross-section with 2 travel lanes may be permitted where the city determines it will be beneficial to minimizing impacts.
 3. Include a wildlife-friendly crossing of McKernan Creek
 4. Be coordinated with the Utility Plan.
 - iv. **Route 3:** The Route 3 alignment and cross-section will:
 1. Minimize impacts to sloped and natural resource areas. A cross-section with 2 travel lanes may be permitted where the city determines it will be beneficial to minimizing impacts.
 2. 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 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. The pedestrian-bike bridge between the Cooper Lowlands and Grabhorn Meadow neighborhoods
 - iv. 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.

COMMERCIAL AREAS

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

COMMERCIAL AREAS 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. 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 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.

FUNDING STRATEGIES 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.*



May 2, 2023

Beaverton Planning Commission c/o Rob Zoeller, Senior Planner
Community Development Department
City of Beaverton
12725 SW Millikan Way
Beaverton, OR 97005

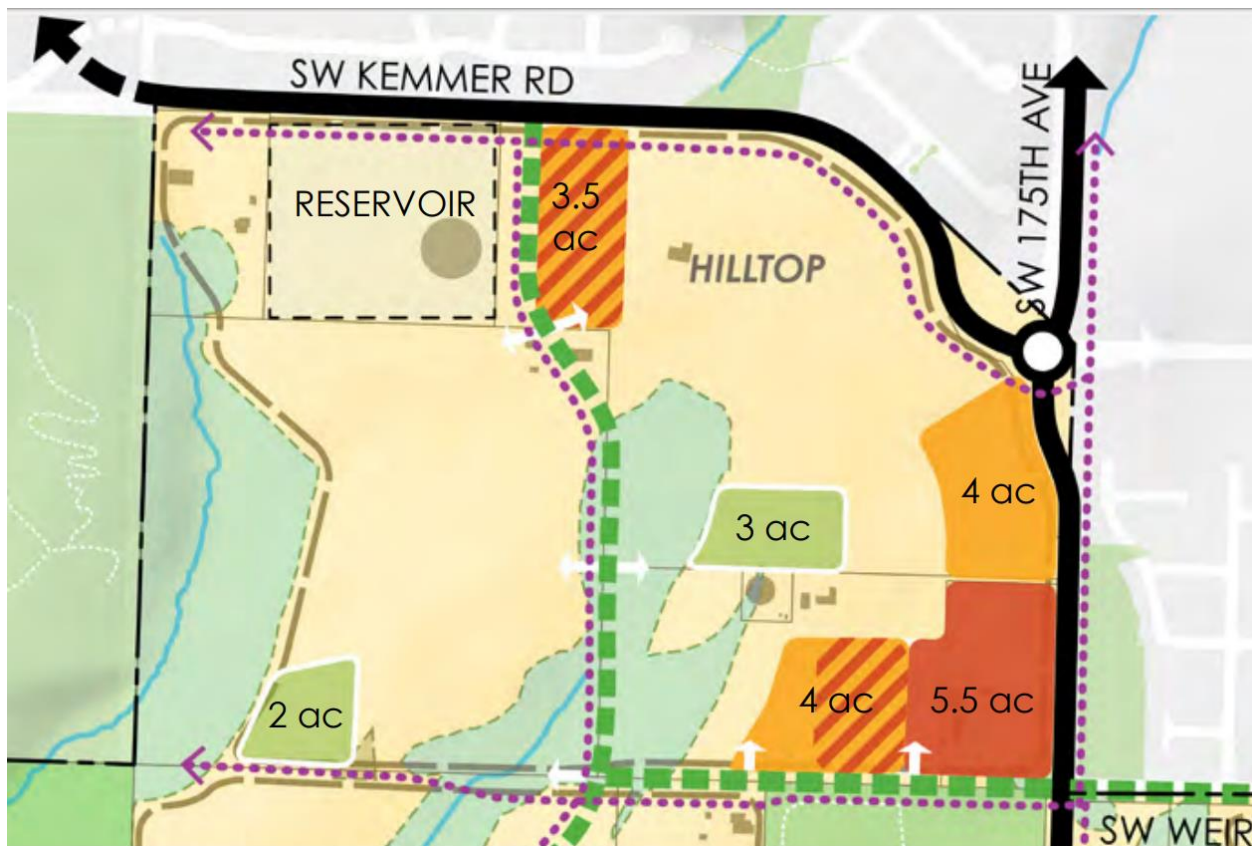
RE: Five Oaks Limited Partnership Feedback on Cooper Mountain Draft Concept Plan

Dear Commissioners:

AKS Engineering and Forestry, LLC (AKS) is working with Five Oaks Limited Partnership (Five Oaks) on review of the Cooper Mountain Draft Concept Plan development. The property owned by Five Oaks includes Washington County Assessor's Map 1S130C , Tax Lot 201 and Map 1S130CC, Tax Lot 100. Tony Merrill is a member of the Community Advisory Committee and has participated in most meetings representing Five Oaks or had AKS observe when he is unable to attend.

We have provided feedback to City staff on the various Concept Plan iterations as they have evolved, and now we would like to formally request changes to the Preferred Concept Plan dated March 29, 2023.

The Five Oaks property includes most of the Hilltop subarea, shown below.



Open Space/Parks

Cooper Mountain is fortunate to be in close proximity to both the Cooper Mountain Nature Park and Winkelman Park. Per the map above, the Hilltop neighborhood is shown with two additional new parks for a total of 5 acres. All of this park area is shown on the Five Oaks land. Five Oaks does not believe new park areas are justified in the Hilltop neighborhood due to the existing 19-acre Winkelman Park to the south and adjacency to the 224-acre Cooper Mountain Nature Park to the west. The eastern 3-acre park is especially confusing since it is not adjacent to the commercial/multifamily area where the highest number of users are located. We request that the parks be removed or reduced in size, or, if they are to remain, they should shift over to the higher intensity uses.

Land Use

The Five Oaks team has requested a blend of a traditional detached residential neighborhood and some multifamily land. Five Oaks owns other apartment sites and provided examples to staff for the size, density, and parking ratios. Based on this expertise and experience, we request that the 3.5-acre land designated as Residential-Commercial be combined with the 4 acres of land designated as Multi-Unit Residential to create a single 6–8-acre Multi-Unit Residential zoning district. This matches the minimum land area to attract apartment developers; the target size for apartment complexes is ±200 units with a density of 20–25 dwelling units per acre.

We also request that the Residential-Commercial designation not be used on their property. We have concerns about the viability of commercial in this area. There is a site with a Commercial designation shown at SW Weir Road and SW 175th Avenue to meet any potential demand. Commercial is expected to be a permitted use within the Multi-Unit Residential district, but not a requirement. This allows the most flexibility and does not create an undue market burden on Five Oaks.

Although the Community Advisory Committee is done meeting, Tony Merrill will continue to provide feedback on behalf of Five Oaks Partnership through the public hearing process. This letter should help document their desires more directly. Let us know if you would like to have any follow up conversations.

Sincerely,

AKS ENGINEERING & FORESTRY, LLC



Mimi Doukas, AICP, RLA - Principal

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c. Tony Merrill, Five Oaks Partnership