

## MEMORANDUM

### Community Development Department

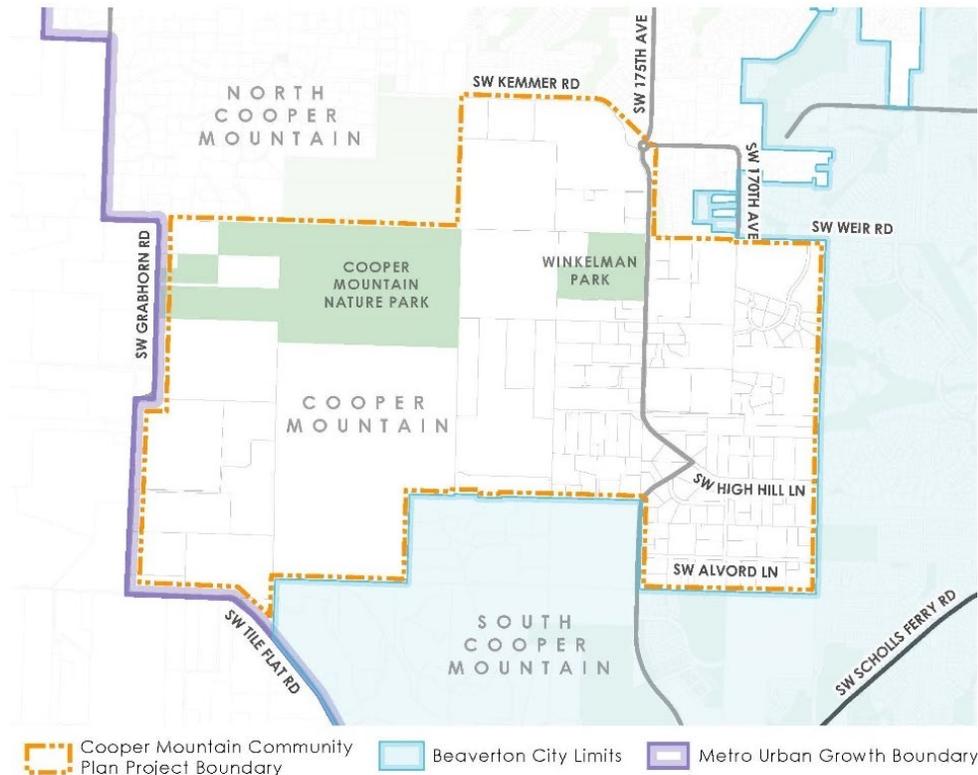
**To:** Planning Commission  
**From:** Cassera Phipps, Senior Planner, Planning Division  
**Memo Date:** December 9, 2020  
**Work Session:** December 16, 2020  
**Subject:** Cooper Mountain Community Plan Update

### PURPOSE

At the Planning Commission meeting on December 16, 2020, staff will provide an update on the Cooper Mountain Community Plan project. The purpose of the work session is for Planning Commission to provide feedback on existing conditions work and next steps for the plan.

### BACKGROUND

In 2018, Metro Council voted to expand the region's urban growth boundary (UGB) to include the 1,232-acre Cooper Mountain area (shown below).



Metro attached conditions of approval (Attachment A) to their decision to expand the UGB. The city must address the conditions of approval during development of the Cooper Mountain Community Plan and subsequent code amendments that implement the plan. The city also must implement the citywide mandates found in the conditions.

## **PROJECT OVERVIEW**

The Cooper Mountain Community Plan will determine how to provide new homes, roads, parks and welcoming neighborhoods to Cooper Mountain. The Cooper Mountain area is anticipated to bring at least 3,760 housing units to the city over time, including a mix of single-family and multi-family homes. Annexation and development are not expected to occur until after the planning process is complete.

## **WORKING PROJECT GOALS**

City staff, with assistance from the consultant team and input from the community, developed working project goals. The project goals are intended to help shape land use/transportation scenario creation and evaluation and inform which metrics could be used to evaluate the plan's effectiveness in achieving desired outcomes. The working project goals are to:

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

## **EXISTING CONDITIONS**

During the first phase of the project (Research and Analysis), city staff and the consultant team reviewed existing plans and gathered data to better understand the built and natural systems found within Cooper Mountain. Existing conditions documents are listed below, along with a brief description of their purpose. These work products will be refined through input from decision-makers, key stakeholders and the Beaverton community.

- Buildable Lands Inventory - examines the developability of land within the project boundary considering the existing development patterns, land value and ownership, and locations of physical constraints, including steep slopes and natural features. The study shows that roughly 417 acres (out of the 1,232-acre project area) are considered developable.
- Visual Inventory - provides a photographic overview of the landscape patterns, scenic views, local landmarks, and existing development in the project area.

- Local Wetlands Inventory – follows a state-approved methodology to document known and probable wetlands within the project area to support planning-level decision-making.
- Natural Resources Report – provides an ecological context of the project area, including waterways, wetlands, riparian areas and upland wildlife habitat areas.
- Slope Analysis and Natural Hazards Memo – describes slope and potential natural hazard conditions in the plan area, including landslide and earthquake susceptibility.

City staff will provide an overview of the existing conditions work during the work session. The Existing Conditions Snapshot (Attachment B) summarizes key findings from this work. The full existing conditions reports are available on the project web page at [www.BeavertonOregon.gov/CM](http://www.BeavertonOregon.gov/CM).

## **PUBLIC ENGAGEMENT**

Public engagement for the Community Plan will intentionally include historically underserved and underrepresented communities to ensure the project incorporates a variety of ideas and perspectives. The city, with support from Unite Oregon, is in the process of forming an Inclusive Housing Cohort comprised of culturally diverse community members. The housing cohort will provide input into several housing-related projects and programs, including the Community Plan. Housing cohort members will be encouraged to share the information they learn with their respective communities. The city's partnership with Unite Oregon is intended to:

- Build capacity of community members to participate in the decision-making process
- Help develop a shared understanding of housing issues among housing cohort members
- Assist with recruiting community members to serve on an ad hoc project Community Advisory Committee

Since the project kick-off in March, city staff and the consultant team have conducted a series of stakeholder interviews and listening sessions with developers, property owners, and representatives from advocacy groups, community-based organizations and partner agencies. Additionally, the community was invited to participate in an online open house during July.

## **NEXT STEPS**

Following the work session, city staff will incorporate ideas and input from the Planning Commission. Upcoming tasks and deliverables include:

- Complete opportunities research, including market analysis, funding options assessment and transportation framework study.
- Engagement on key project considerations (including challenges and opportunities) to be addressed in the Community Plan.
- Kickoff Inclusive Housing Cohort meetings (anticipated January).

- Recruitment of Community Advisory Committee members (anticipated in winter).
- Ongoing coordination with Cooper Mountain Utility Plan (storm, sewer, water, non-potable) to identify potential utility alignments.
- Scoping for the next project phase (shown in the timeline below), which will include development and evaluation of land use/transportation scenarios.



The Community Planning phase of the project is expected to begin in spring 2021. Staff anticipate returning to Planning Commission in spring to share findings from the Conclusions Report and to help identify metrics the city could use to measure progress toward reaching project goals.

## ATTACHMENTS

- A. Metro Conditions of Approval on UGB Expansion
- B. Existing Conditions Snapshot