

# COOPER MOUNTAIN COMMUNITY PLAN PUBLIC ENGAGEMENT SUMMARY

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*September 20, 2024*

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## Project Description

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The Cooper Mountain Community Plan is a multi-year effort led by the City of Beaverton to complete a detailed plan for Cooper Mountain, which was added to the region's urban growth boundary in 2018. The planning process involved working with diverse community members and stakeholders to develop future zoning and implementation strategies, including transportation improvements; infrastructure funding; natural resource protection; and other strategies to support new opportunities to live, work, and play in this area of Beaverton.

## Background

The Community Plan builds on the results of the South Cooper Mountain Concept Plan. Approved in 2015, the South Cooper Mountain Concept Plan describes a future vision for the area that includes new livable, walkable neighborhoods that honor the unique landscape and ensure a legacy of natural resource protection and connection.

In December 2018, the Metro Council voted to expand the region's urban growth boundary to include the 1,232-acre Cooper Mountain Urban Reserve Area. Metro applied conditions of approval to the decision, including a requirement that cities develop public engagement plans that focus efforts to engage historically marginalized populations throughout the planning process.

The city's Housing Five-Year Action Plan identifies future development of Cooper Mountain as a primary means to help the city expand its housing supply. The Cooper Mountain Urban Reserve Area is anticipated to bring approximately 5,000 homes to the city over time, including a mix of single-family, multi-family homes, and middle housing types such as duplexes, townhomes, and cottages.

## Demographic Data and Racial Equity Considerations

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The Cooper Mountain Community Plan Public Engagement Plan (May 19, 2020) includes demographic data based on race and ethnicity that was collected at the start of the project to inform the public engagement plan.

Collecting quantitative and qualitative data based on race and ethnicity helped the project team consider where existing inequities persist in the Beaverton area, what root causes influence these inequities, and how we can engage people living in these areas to collaborate on housing solutions that can help reduce inequities.

In the initial Public Engagement Plan, maps were not included; therefore, they are included in this summary document to visually illustrate population patterns.

All maps were produced using data from Metro's Social Vulnerability explorer. <https://gis.oregonmetro.gov/social-vulnerability-explorer/>

According to Metro's website:

The Social Vulnerability Explorer is intended to be an introductory point of access to regional indices and indicators related to potential social vulnerability in the Portland metropolitan region. The application enables exploratory data analysis and visualization, as well as comparisons of user-specified areas to regional averages.

All indices and indicators are presented at 2020 Census tract geographies. However, the data used for calculations is from a combination of sources including the Census (2020), Metro (2023), and American Community Survey, 2017-2021.

The following maps are included in the Population Maps section of the report.

- Map 1. Social Vulnerability Index
- Map 2. Black, Indigenous and People of Color Population
- Map 3. Limited English Population
- Map 4. Low Income Population
- Map 5. Population Over 65 Years
- Map 6. Population Under 18 Years

## Engagement Approach

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Cooper Mountain is expected to be home to over 10,000 future residents. Understanding historic and existing racial inequities and the desire to improve outcomes for a wider variety of families, it was important to prioritize engagement with underserved communities that are likely to be impacted by or benefit from new housing opportunities in Cooper Mountain. Throughout the project, the outreach program provided opportunities for underserved communities to provide meaningful information and input with the overarching aim to create equitable outcomes.

Over four years, engagement took many forms, including listening sessions with community organizations; stakeholder interviews; discussions with city advisory committees; a diverse Community Advisory Committee (CAC) with Spanish interpretation provided at every meeting and Spanish translation provided throughout engagement; and coordination with Beaverton's Inclusive Housing Cohort (IHC, a partnership with Unite Oregon). For Inclusive Housing Cohort meetings, the project team provided translation and interpretation services in multiple languages for each meeting, as well as childcare and food or resources to obtain those things individually during the pandemic. In addition, all IHC meetings included a virtual meeting option, allowing people with disabilities who could not travel to participate, and a call-in option, allowing people without internet access or traveling between jobs to participate in meetings.

Specifically, recruitment for the CAC and IHC focused on recruiting diverse and historically marginalized community members. In the CAC and IHC, membership included Black, Indigenous and people of color; immigrants; people with limited English proficiency; people who are experiencing or who have experienced homelessness; persons with disabilities; low- and moderate-income renters and homeowners; elderly; single parents; and people from the lesbian, gay, bisexual, transgender, queer, intersex, asexual, or two-spirit community. Many of these committee members currently live or have lived in socially vulnerable areas with historic and existing inequities, as illustrated in the maps in the Population Maps section.

To broaden input from an even more diverse audience at key project milestones, city staff also conducted targeted outreach with youth and veterans through focus groups, stakeholder interviews, and collaboration with community service providers.

Collectively, this engagement approach helped ensure efforts that the ideas and feedback of historically underserved and underrepresented communities were successfully integrated in the Community Plan.

## Strategies and Equity Analysis

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The Cooper Mountain Community Plan project followed a phased approach that involved identifying issues and opportunities, developing “plan concepts” to study different ideas, creating and evaluating alternatives, selecting a preferred approach, and finalizing a community plan before moving on to implementation through Comprehensive Plan, Land Use Map, Zoning Map, and Development Code amendments. Below is an overview of public involvement opportunities by phase that demonstrate how input has meaningfully influenced the process and project outcomes.

### Identifying Issues and Opportunities

Early outreach activities focused on identifying issues and opportunities related to housing options, natural resource protection and enhancement, resilient hillside development and transportation options. Engagement methods included building a website, drafting public communication materials, conducting stakeholder interviews and listening sessions, initiating multicultural outreach, holding an open house, and facilitating work sessions with decision-making bodies.

For example, community members shared that future neighborhoods in Cooper Mountain should include a mix of housing types that would be available to low-income and moderate-income earners. They also specifically asked for regulated affordable housing because undocumented households can access this in Oregon. And people also described their vision of a welcoming neighborhood, which is both diverse and inclusive (some conversations specifically centered on the fact that diverse neighborhoods in the region are not necessarily inclusive).

Regarding transportation, community members expressed the need for a wider range of options. And while many understood the need for transportation improvements to support more people living and visiting the area, they also were concerned about the risk of new transportation corridors cutting off existing wildlife corridors.

Community ideas on issues and opportunities were then incorporated into eight working project goals, which were reviewed with City Council and the Planning Commission at multiple work sessions.

Working Project Goals included:

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 natural 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.

## Developing “Plan Concepts” to Study Different Ideas

Public engagement activities focused on introducing plan concepts (illustrations of early ideas and options) and requesting feedback on strategies that advanced the eight working projects goals.

Plan concepts included:

1. Neighborhood for all
2. Housing options for all
3. Commercial options
4. Environmental stewardship and resiliency
5. Public facilities and neighborhood features
6. Transportation choices

Engagement methods included kicking off meetings with the Community Advisory Committee and Inclusive Housing Cohort, meeting with citywide advisory groups and neighborhood committees, convening an online summit, holding listening sessions and facilitating work sessions with decision-making bodies, among other activities.

As community members considered how these concepts might work together, they often reaffirmed the need for housing variety, but also asked for amenities like shops and parks to be evenly distributed throughout the plan area. Some people thought more community gathering spaces would help bring people together who live in the area or might be visiting to hike at Cooper Mountain Nature Park. Early conversations also focused on what is the right amount of commercial uses in the plan area, and should it be evenly distributed or concentrated in neighborhood centers.

At this phase, the project team also requested feedback from the community and decision-making bodies on how to measure desired outcomes that reduce historic and current inequities for each of the working goals. For example, Goal 2 is to “provide new housing in a variety of housing types and for all income levels.” Community feedback on Goal 2 objectives and metrics included:



- Create targets for housing mix and anti-displacement policies
- Measure income mix, including "deeply affordable" housing
- Measure desirability of area (time for units to sell or be occupied after development)
- Measure how long people stay in their home
- Diversity of housing within a block

These early ideas would eventually be used to draft updates in the Development Code that require housing variety and integration in developments where the net acreage of the parent parcel is three acres or larger.

## Creating and Evaluating Alternatives

Leading up to the Community Plan, the project team created three alternatives that represented different strategies for growth and development across Cooper Mountain. Public engagement activities focused on the three alternatives that showed different options for how the city could plan for housing, commercial uses, transportation, parks, and natural resource protection. 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 different levels of protection for natural resource and habitat connectivity.

Throughout engagement for this phase, community members were provided with choices that informed 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.

Alternatives included:

- **Scenario A** (one center, connected neighborhoods)
  - 3,760 homes
  - Least housing variety
  - One commercial area
  - Moderate resource protection
  - Most new collector roads
  - Lowest park acreage
- **Scenario B** (two centers, multiple complete neighborhoods)
  - 5,000 homes
  - More housing variety
  - Two commercial areas, small-scale businesses
  - High resource protection
  - Several new collector roads, Route 2 crossing

- Higher park acreage
- **Scenario C** (two centers, natural resource focus, complete neighborhoods)
  - 6,000 homes
  - Most housing variety
  - Two commercial areas, most opportunity for small-scale businesses
  - Highest resource protection
  - Fewest new collector roads, Routes 1, 2, 4
  - Most park acreage, new Community Park

While community feedback revealed that people valued different scenarios for different reasons, most people generally favored a combination of Scenarios B and C. Scenario B provided at least 1,000 additional homes beyond what was originally planned and required by Metro. It also provided more housing variety than Scenario A, but not as much as Scenario C (which provided so much housing that some thought the impact to natural resources and the transportation network would be too much).

What many people appreciated about Scenario C was the focus on high natural resource protections and park acreage/access. Scenario C prioritizes natural resource protections by minimizing creek crossings. Some people were still concerned about potential traffic issues, but often did not think it was worth negatively impacting natural resources to further expand the transportation network.

The alternatives phase was a major opportunity for decision-makers and the community to consider the tradeoffs associated with each alternative. With this feedback, staff received direction to create a draft preferred approach based on strategies that would allow more housing than required by Metro, but also limit the conflicting uses in natural resource areas to maintain habitat connectivity and wildlife corridors.

## Selecting a Preferred Approach

Public engagement activities focused on selecting a draft preferred approach, which is a hybrid of the alternative attributes discussed above. The preferred approach includes a concept map, which illustrates the desired outcomes for land use, housing, natural resources, parks and transportation, as well as memorandums that describe preferred approach outcomes, zoning, and natural resources and tree protections. The concept map created centers of activity with a mix of land uses, distributed multi-unit housing, parks and commercial opportunities across neighborhoods, connected neighborhoods to key destinations and provided flexibility to deliver planned outcomes.

Based on community feedback, some changes to the concept map were proposed for consideration by decision makers. Ultimately, the map was updated to consolidate apartment areas into fewer, large sites to improve development feasibility; update the

parks approach in two places; label two commercial areas as “neighborhood centers” to increase feasibility and flexibility; and modify neighborhood routes in the plan area

## Finalizing a Community Plan

The preferred approach informed the development of the Cooper Mountain Community Plan. For this phase, public engagement activities focused on the goals and policies in the Cooper Mountain Community Plan and associated amendments to the Comprehensive Plan and Development Code that are needed to implement the Plan. Engagement methods included facilitating ongoing project advisory committee meetings, presentations to community/stakeholder groups, surveys, open houses, and work sessions with Planning Commission and City Council.

Community engagement helped define the goals of the Community Plan and establish desired outcomes. 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.

Cooper Mountain Community Plan policies 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.

Development Code updates then implement the policies in the Community Plan. For example code updates require housing variety in developments when the net acreage of the parent parcel is three acres or larger (that is, 30 percent of homes in developments are not single-detached homes, meaning they are plexes with two to six units, townhomes, and cottage clusters). Housing must also be integrated somewhat to promote inclusive neighborhoods where different housing types that meet different people's needs are close to each other. In addition, the code includes incentives for visitable housing, which was a need identified by older adults, renters and veterans, among others. These are just a few examples of how housing needs identified through community engagement are adopted into housing strategies that aim to create more equitable outcomes for current and future residents of Beaverton.

As discussed in the Cooper Mountain Community Plan Public Engagement Plan (May 19, 2020), the intent was for public input to be accepted and applied at each phase of the decision-making process. Ultimately, all final decisions about the Cooper Mountain Community Plan will be made by the Beaverton City Council (and advised by the Planning Commission) for areas within the city's current and future jurisdiction.

## Summary of Outreach Materials, Meetings and Events

**Table 1. Outreach Materials**

Tool/Activity	Description	Update Frequency
<b>Project Website</b>	A project webpage, hosted on the City's website, was used as the main repository of project information. The webpage was frequently updated throughout the project to keep interested parties up to date on new information and opportunities to be involved. <a href="http://www.beavertonoregon.gov/cm">www.beavertonoregon.gov/cm</a>	2019: 2 updates 2020: 3 updates 2021: 5 updates 2022: 4 updates 2023: 10 updates 2024: 14 updates
<b>NotifyMe Project Updates</b>	NotifyMe project updates are e-mail notifications that are sent to people who have requested to be on our mailing list to receive future updates regarding Cooper Mountain. They are typically sent with each major website update. The Cooper Mountain NotifyMe lists includes approximately <b>300 subscribers</b> .	4-6 updates/year
<b>Stakeholder database</b>	A database was created that included important stakeholder groups and interested parties in the project area. The database was updated as the project progresses and tracked individuals and groups who expressed interest in the project. The database was used for notification of engagement opportunities and communicating key milestones.	Ongoing
<b>YourCity Updates</b>	The Your City newsletter is typically published every other month by the City of Beaverton to inform residents about upcoming city events, programs, issues, and projects, such as the Cooper Mountain Community Plan. The newsletter is mailed to approximately <b>65,000 mailboxes</b> through the post office's carrier route system similar to the way advertisements are delivered to households, Copies available here: <a href="http://www.beavertonoregon.gov/476/Your-City-Newsletter">www.beavertonoregon.gov/476/Your-City-Newsletter</a>	2020: 2 updates 2021: 3 updates 2022: 5 updates 2023: 5 updates 2024: 3 updates
<b>Social Media Updates</b>	Facebook: 10,000 followers X/Twitter: 10,100 followers	As needed to promote

Tool/Activity	Description	Update Frequency
	Instagram: 6,540 followers Nextdoor: 40,325 members	engagement opportunities for all housing projects, including Cooper Mountain
<b>City of Beaverton Neighborhood Newsletter</b>	The City of Beaverton Neighborhood News weekly newsletter goes to <b>300+ community members</b> , including Neighborhood Association Committees and the Beaverton Committee for Community Involvement. Project updates for Cooper Mountain, such as opportunities to attend an open house or take a survey, were typically included for each major public event.	As needed

**Table 2. City Council Work Sessions and Presentations**

Event Type	Description	Topic	Date
<b>Work Session</b>	City Council provides comments and feedback on Community Plan approach, timeline and key topics.	Land Use, Transportation, Natural Resources, Utilities and Services	1/15/2019
<b>Work Session</b>	City Council provides input on working project goals and next steps for the Community Plan.	Project Goals, Public Engagement, Existing Conditions, Street and Trail Framework	09/15/2020
<b>Presentation</b>	City Council listens to the presentation on Washington County's Urban Reserves Transportation Study (URTS) project.	Transportation	10/20/2020
<b>Work Session</b>	City Council provides input on key challenges, opportunities and emerging policy issues and provides any final comments on the project goals to be used during the project.	Transportation, Natural Resources, Market Research, Funding Solutions, Utility Coordination	02/16/2021
<b>Work Session</b>	City Council provides guidance on how to measure desired outcomes for the Community Plan based on the eight project goals.	Outcomes, Objective, Metrics	07/13/2021
<b>Presentation</b>	City Council listens to the presentation on the Cooper Mountain Community Plan project.	Public Engagement, Transportation, Natural Resources	10/05/2021
<b>Work Session</b>	City Council provides guidance on the city's role in implementing key infrastructure projects in the Cooper Mountain area that could facilitate development.	Infrastructure Implementation	11/09/2021
<b>Work Session</b>	City Council provides feedback on the draft plan alternatives that show different ways the city could plan for new neighborhoods in the Cooper Mountain plan area.	Alternatives	12/07/2021

Event Type	Description	Topic	Date
<b>Presentation</b>	City Council listens to a presentation on potential funding tools and infrastructure funding issues to consider for the Cooper Mountain Community Plan and Cooper Mountain Utility Plan.	Funding	03/15/2022
<b>Work Session</b>	City Council provides input on the three plan alternatives to guide development of a preferred approach for the Cooper Mountain Community Plan.	Alternatives Evaluation	04/19/2022
<b>Work Session</b>	City Council provides input on the draft preferred approach for the Cooper Mountain Community Plan, with a focus on the outcomes of the plan (including housing mix and transportation connections) and the approach to zoning.	Preferred Approach, Outcomes	07/19/2022
<b>Work Session</b>	City Council provides input on the draft preferred approach for the Cooper Mountain Community Plan, with a focus on base zoning and potential requirements for new development in the CM-RM zone.	Preferred Approach, Zoning, Housing Requirements	08/16/2022
<b>Work Session</b>	City Council provides input on the draft approach to natural resource and tree protection for the Cooper Mountain Community Plan.	Natural Resource and Trees	11/15/2022
<b>Work Session</b>	City Council provides input on proposed changes to the Draft Preferred Approach Concept Map and provides comments on the draft Community Plan and the policies within that plan.	Preferred Approach, Community Plan and Policies	07/18/2023
<b>Work Session</b>	City Council provides input on the draft infrastructure funding plan and the proposed funding strategies to extend public utilities and transportation infrastructure to	Infrastructure Funding Plan	04/02/2024

Event Type	Description	Topic	Date
	support future neighborhoods across the plan area.		
<b>Work Session</b>	City Council provides input on the draft Development Code updates to support future neighborhoods across the Cooper Mountain Community Plan area.	Development Code Updates	06/18/2024

**Summary of City Council meetings where transportation was a key topic:**

City Council discussed transportation issues related to the Cooper Mountain Community Plan area at 14 City Council meetings between 2019-2024 (January 15, 2019; September 15, 2020; October 20, 2020; February 16, 2021; July 13, 2021; October 5, 2021; November 9, 2021; December 7, 2021; March 15, 2022; April 19, 2022; July 19, 2022; July 18, 2023; April 2, 2024; and June 18, 2024). Key topics included policies in the Community Plan (Volume V) and Comprehensive Plan (Volume I, Chapter 6: Transportation and Volume IV Transportation System Plan), road layouts and alignments, active transportation, trails, funding, public/private coordination and implementation.

**Summary of City Council meetings where natural resources was a key topic:**

City Council discussed natural resource issues related to the Cooper Mountain Community Plan area at 11 City Council meetings between 2019-2024 (January 15, 2019; September 15, 2020; February 16, 2021; July 13, 2021; October 5, 2021; December 7, 2021; April 19, 2022; July 19, 2022; November 15, 2022; July 18, 2023; and June 18, 2024). Key topics included policies in the Community Plan (Volume V) and Comprehensive Plan (Volume I, Chapter 3: Land Use and Volume I Chapter 7: Natural, Cultural, Historic, Scenic, Energy, And Groundwater Resources), the natural resource inventory in Volume III Statewide Planning Goal Five Resource Inventory), project goals, best practices, and code approaches.



**Table 3. Planning Commission Work Sessions and Presentations**

Event Type	Description	Topic	Date
Work Session	Staff introduces the Cooper Mountain Community Plan project. Planning Commission provides feedback on the draft scope of work and approach for the plan.	Land Use, Transportation, Natural Resources, Utilities and Services	03/13/2019
Work Session	Staff provides a project update. Planning Commission provides feedback on existing conditions work and next steps.	Project Goals, Public Engagement, Natural Resources, Transportation	12/16/2020
Work Session	Staff provides a project update. Planning Commission provides input on desired outcomes for the Community Plan.	Transportation, Natural Resources, Market Research, Infrastructure Funding, Desired Outcomes	04/21/2021
Work Session	Staff provides a project update. Planning Commission provides input on how to measure desired outcomes for the Community Plan.	Outcomes, Objective, Metrics	06/30/2021
Work Session	Staff provides a project update. Planning Commission learns about key takeaways from the last phase of engagement and to inform the development of draft plan alternatives.	Public Engagement, Transportation, Natural Resource, Alternatives Preview	10/27/2021
Work Session	Staff describes three alternatives that show different options for how the city could plan for housing, commercial uses, transportation, parks, and natural resource protection in Cooper Mountain. Planning Commission reviews the alternatives and discusses the trade-offs identified during the evaluation process.	Plan Alternatives	02/23/2022

Event Type	Description	Topic	Date
Work Session	Staff will provide an overview of the draft preferred approach, which aligns with policy direction provided by City Council and incorporates input from stakeholders and community members on the three plan alternatives. Planning Commission discusses the outcomes of the plan (including housing mix and transportation connections) and the approach to zoning.	Preferred Approach	08/10/2022
Work Session	Staff provides an overview of base zoning, small-scale commercial uses and CM-RM zoning rules. Planning Commission provides feedback.	Zoning Approach for CM-RM Zone	10/12/2022
Work Session	Staff provides an overview of draft goals and policies for the Community Plan. Planning Commission provides feedback on draft policies.	Community Plan Goals and Policies	05/03/2023
Work Session	Staff provides an overview of draft development Code updates (part 1 of 2). Planning Commission reviews and comments on the Cooper Mountain draft development rules. Planning Commission comments and public comments will help inform future revisions to the development reviews prior to the adoption process.	Proposed Development Code Updates, Land Use, Housing, Commercial Uses, Natural Resources	02/07/2024
Work Session	Staff provides an overview of draft Development Code updates (part 2 of 2). Planning Commission reviews and comments on the Cooper Mountain draft development rules. Planning Commission comments and public comments will help inform future revisions to the development reviews prior to the adoption process.	Proposed Development Rules, Housing, Design, Parks, PUDs	02/14/2024
Work Session	Staff provides an overview of draft Comprehensive Plan and	Comprehensive Plan Updates,	05/01/2024

Event Type	Description	Topic	Date
	Development Code updates (part 1 of 2), Planning Commission reviews and comments on the Cooper Mountain draft development rules.	Development Code Update, Housing, PUDs	
Work Session	Staff provides an overview of draft Development Code updates (part 2 of 2), Planning Commission reviews and comments on the Cooper Mountain draft development rules.	Development Code Updates, Natural Resources, Parks, Trails, Lighting	05/15/2024
Work Session	Staff provides an update on new or recently changed Development Code text. Planning Commission reviews updates and provides feedback.	Development Code Updates, Open Space and Parks, Landslides, Natural Resources	07/24/2024

**Summary of Planning Commission meetings where transportation was a key topic:**

The Planning Commission discussed transportation issues related to the Cooper Mountain Community Plan area at nine Planning Commission meetings between 2019-2024 (March 13, 2019; December 16, 2020; April 21, 2021; June 30, 2021; October 27, 2021; February 23, 2022; August 10, 2022; May 3, 2023; February 14, 2014). Key topics included policies in the Community Plan (Volume V) and Comprehensive Plan (Volume I, Chapter 6: Transportation and Volume IV Transportation System Plan), road layouts and alignments, active transportation, trails, funding, public/private coordination and implementation.

**Summary of Planning Commission meetings where natural resources was a key topic:**

The Planning Commission discussed natural resource issues related to the Cooper Mountain Community Plan area at 11 Planning Commission meetings between 2019-2024 (March 13, 2019; December 16, 2020; April 21, 2021; June 30, 2021; October 27, 2021; February 23, 2022; August 10, 2022; May 3, 2023; February 7, 2014; May 15, 2024; and July 24, 2024). Key topics included policies in the Community Plan (Volume V) and Comprehensive Plan (Volume I, Chapter 3: Land Use and Volume I Chapter 7: Natural, Cultural, Historic, Scenic, Energy, And Groundwater Resources), the natural resource inventory in Volume III Statewide Planning Goal Five Resource Inventory), project goals, best practices, and code approaches.

**Table 4. Community Advisory Committee (CAC)**

<b>Committee</b>	<b>Description</b>	<b>Topic</b>	<b>Date</b>
<b>CAC Meeting 1</b>	Provide an overview of the project, discuss meeting guidelines, and discuss successful outcomes for the Community Plan.	Project Goals, Racial Equity, Natural Resources, Buildable Land, Market Analysis, Transportation, Funding	04/08/2021
<b>CAC Meeting 2</b>	Provide background information on South Cooper Mountain, discuss initial concepts and options for: neighborhoods, housing options, and commercial options.	Lessons Learned, Plan Concepts, Natural Resources, Housing, Commercial	05/27/2021
<b>CAC Meeting 3</b>	Provide feedback on the draft engagement Plan and draft objectives and metrics. Discuss plan concepts and options for resiliency and environmental stewardship, transportation, public facilities and neighborhood features.	Public Engagement, Objectives and Metrics, Plan Concepts, Natural Resources, Transportation, Utilities	06/24/2021
<b>CAC Meeting 4</b>	Share feedback from summer outreach activities, review/discuss McKernan Creek Greenway concept, and discuss and receive feedback on scenarios.	Scenarios, Public Engagement, Natural Resources, Transportation, Housing, Commercial, Utilities	09/30/2021
<b>CAC Meeting 5</b>	Share updates to plans. Review and discuss draft scenario maps. Provide briefing on the scenario evaluation method and outline.	Scenarios, Parks, Transportation, Housing, Commercial	11/18/2021
<b>CAC Meeting 6</b>	Review the draft Alternatives Evaluation Report. Discuss trade-offs for each of the evaluation topics.	Alternatives, Housing, Commercial, Parks, Transportation, Natural Resources	02/17/2022

Committee	Description	Topic	Date
<b>CAC Meeting 7</b>	Review feedback received on the alternatives and review the draft Preferred Approach for the Community Plan.	Preferred Approach, Housing, Commercial, Parks, Transportation, Natural Resources	05/26/2022
<b>CAC Meeting 8</b>	Review updates to the Preferred Approach Concept Map. Review draft of the Community Plan. Discuss the Transportation Analysis and Route 4 Collector Options.	Preferred Approach, Land Use, Transportation, Natural Resources	10/27/2022
<b>CAC Meeting 9</b>	Review draft goals and policies for the Cooper Mountain Community Plan document.	Community Plan, Land Use, Housing, Natural Resources, Resilience, Public Facilities and Infrastructure, Transportation, Commercial	04/13/2023

**Community Advisory Committee Membership:** The CAC was comprised of community members in the Beaverton area, including people of color from underrepresented communities; Cooper Mountain property owners; representatives from various NACs and CPO-6; private developers; and a representative from the Tualatin Riverkeepers and the Home Building Association of Greater Portland.

**Summary of CAC meetings where transportation was a key topic:** The CAC discussed transportation issues related to the Cooper Mountain Community Plan area at eight CAC meetings between 2021-2024 (April 8, 2021; June 24, 2021; September 30, 2021; November 18, 2021; February 17, 2022; May 26, 2022; October 27, 2022; and April 13, 2023). Key topics included policies in the Community Plan (Volume V of the Comprehensive Plan), road layouts and alignments, active transportation, trails, funding, public/private coordination and implementation.

**Summary of CAC meetings where natural resources was a key topic:** The CAC discussed natural resources issues related to the Cooper Mountain Community Plan area at eight CAC meetings between 2019-2024 (April 8, 2021; May 27, 2021; June 24, 2021; September 30, 2021; February 17, 2022; May 26, 2022; October 27, 2022; and April 13, 2023). Key topics included policies in the Community Plan (Volume V of the Comprehensive Plan), the natural resource inventory in Volume III Statewide Planning Goal Five Resource Inventory), project goals, best practices, and code approaches.

**Table 5. Technical Advisory Committee (TAC)**

<b>Committee</b>	<b>Description</b>	<b>Topic</b>	<b>Date</b>
<b>TAC Meeting 1</b>	Introductions and getting to know each other, provide overview of the project, discuss meeting guidelines, discuss successful outcomes for the Plan.	Project Goals, Racial Equity, Natural Resources, Buildable Land, Market Analysis, Transportation, Funding	04/08/2021
<b>TAC Meeting 2</b>	Provide background information on South Cooper Mountain, discuss initial concepts and options for: Neighborhoods, Housing options, Commercial options.	Lessons Learned, Plan Concepts, Natural Resources, Housing, Commercial	05/27/2021
<b>TAC Meeting 3</b>	Provide feedback on the draft engagement Plan and draft objectives and metrics, Discuss plan concepts and options for resiliency and environmental stewardship, transportation, public facilities and neighborhood features.	Public Engagement, Objectives and Metrics, Plan Concepts, Natural Resources, Transportation, Utilities	06/24/2021
<b>TAC Meeting 4</b>	Share feedback from summer outreach activities, review/discuss McKernan Creek Greenway concept, and discuss and receive feedback on scenarios.	Public Engagement, Natural Resources, Transportation, Housing, Commercial, Utilities	09/30/2021
<b>TAC Meeting 5</b>	Share updates to plans. Review and discuss draft scenario maps. Provide briefing on the scenario evaluation method and outline.	Scenarios, Parks, Transportation, Housing, Commercial	11/18/2021
<b>TAC Meeting 6</b>	Review the draft Alternatives Evaluation Report. Discuss trade-offs for each of the evaluation topics.	Alternatives, Housing, Commercial, Parks, Transportation, Natural Resources	02/17/2022

Committee	Description	Topic	Date
<b>TAC Meeting 7</b>	Review feedback received on the alternatives and review the draft Preferred Approach for the Community Plan.	Preferred Approach, Housing, Commercial, Parks, Transportation, Natural Resources	05/26/2022
<b>TAC Meeting 8</b>	Review updates to the Preferred Approach Concept Map. Review draft of the Community Plan. Discuss the Transportation Analysis and Route 4 Collector Options.	Preferred Approach, Land Use, Transportation, Natural Resources	10/27/2022
<b>TAC Meeting 9</b>	Review draft goals and policies for the Cooper Mountain Community Plan document.	Community Plan, Land Use, Housing, Natural Resources, Resilience, Public Facilities and Infrastructure, Transportation, Commercial	04/13/2023

**Technical Advisory Committee Membership:** The TAC was comprised of members from the Beaverton School District, City of Hillsboro, City of Tigard, Clean Water Services, Department of Land Conservation and Development, Hillsboro School District, Metro, Oregon Department of Transportation, Tualatin Hills Park & Recreation District, TriMet, Tualatin Fire & Rescue, Washington County and City of Beaverton staff.

**Summary of TAC meetings where transportation was a key topic:** The TAC discussed transportation issues related to the Cooper Mountain Community Plan area at eight TAC meetings between 2021-2024 (April 8, 2021; June 24, 2021; September 30, 2021; November 18, 2021; February 17, 2022; May 26, 2022; October 27, 2022; and April 13, 2023). Key topics included policies in the Community Plan (Volume V of the Comprehensive Plan), road layouts and alignments, active transportation, trails, funding, public/private coordination and implementation.

**Summary of TAC meetings where natural resources was a key topic:** The TAC discussed natural resource issues related to the Cooper Mountain Community Plan area at eight TAC meetings between 2019-2024 (April 8, 2021; May 27, 2021; June 24, 2021; September 30, 2021; February 17, 2022; May 26, 2022; October 27, 2022; and April 13, 2023). Key topics included policies in the Community Plan (Volume V of the Comprehensive Plan), the natural resource inventory in Volume III Statewide Planning Goal Five Resource Inventory), project goals, best practices, and code approaches.

**Table 6. Other City Boards, Commissions and Advisory Groups**

<b>Group</b>	<b>Description</b>	<b>Date</b>
<b>Bicycle Advisory Committee</b>	Provide project updates on the overall approach, including the transportation network; request feedback; and describe next steps.	09/09/2021
		03/10/2022
<b>BCCI</b>	Provide project updates on the overall approach, alternatives and the zoning approach; request feedback and describe next steps.	08/24/2020
		03/28/2022
		01/22/2024
<b>CATF Meetings</b>	Provide project updates and request feedback on the balance of housing and natural resources, community resilience and draft development rules for natural resources and trees.	03/21/2022
		10/15/2022
		04/17/2023
		05/15/2023
		01/22/2024
<b>CPO 6 Meeting</b>	Provide project updates on the overall approach, research and analysis, key opportunities, alternatives, and the preferred approach; request feedback and describe next steps.	03/07/2019
		02/06/2020
		05/06/2021
		03/03/2022
		10/06/2022
<b>Diversity Advisory Board Meeting</b>	Provide project updates on the overall approach, racial equity, alternatives and natural resource protections; request feedback and describe next steps.	06/08/2020
		12/13/2021
		12/13/2021
<b>Housing Technical Advisory Board</b>	Provide project updates on the overall approach, racial equity, alternatives and draft development rules relating to housing variety and integration, commercial areas, and tree preservation and canopy; request feedback and describe next steps.	06/23/2021
		03/23/2022
		01/25/2023
		01/24/2024
<b>Mayor's Youth Advisory Board</b>	Provide project updates on the overall approach, preferred approach and natural resource protections; request feedback and describe next steps.	10/21/2021
		12/15/2022
<b>Neighbors Southwest NAC Meeting</b>	Provide project updates, request feedback and describe next steps.	11/17/2020 02/13/2024



**Table 7. Multicultural Engagement**

Group	Description	Phase	Date
<b>Stakeholder Interview</b>	Duncan Hwang, APANO. APANO unites Asians and Pacific Islanders to build power, develop leaders, and advance equity through organizing, advocacy, community development and cultural work.	Phase 1	05/11/2020 - 05/26/2020
<b>Stakeholder Interview</b>	Karmen Chavez-Sam, APANO.	Phase 1	05/11/2020 - 05/26/2020
<b>Stakeholder Interview</b>	Jairaj Singh, APANO.	Phase 1	05/11/2020 - 05/26/2020
<b>Stakeholder Interview</b>	Victor Palma, Unite Oregon. Unite Oregon is a community-based organization led by people of color, immigrants and refugees, rural communities, and people experiencing poverty.	Phase 1	05/11/2020 - 05/26/2020
<b>DAB Meetings</b>	See Table 6 for a list of meetings.	Phases 1-2	06/08/2020 12/13/2021 12/13/2021
<b>Listening Session with Community Organization &amp; Social Service Stakeholders</b>	Introduce the Cooper Mountain Community Plan project; meet the project team and solicit input from key stakeholders that will inform early plan development.	Phase 1	08/26/2020
<b>Beaverton Inclusive Housing Cohort</b>	The Housing Leadership Cohort, organized and trained by Unite Oregon staff, provides feedback on multiple housing projects at the city and supports engaging historically underrepresented communities.  At each meeting, staff provides project updates on the overall approach, research and analysis, best practices, alternatives, the preferred approach and draft development rules; requests feedback and describes next steps.  Each cohort meetings also typically includes capacity building modules that	Phase 1-2	01/13/2021 02/10/2021 03/10/2021 05/12/2021 06/09/2021 09/22/2021 02/02/2022 03/02/2022 11/02/2022

Group	Description	Phase	Date
	<p>introduce information that is necessary to understand before meaningful feedback can be provided on a policy, program or code. Topics included an overview of local, state, regional and federal government; land use and zoning principles; the housing spectrum; and affordable housing opportunities and constraints.</p> <p>Meetings materials translated into Spanish. Interpretation is provided at each meeting.</p>		
<p><b>Unite Oregon Community Event</b></p>	<p>Hold a community event to request feedback on three plan alternatives, which present different ways the city could plan for housing, commercial areas, roads, trails, and natural resource protection. Input used will help the city develop a “preferred approach” for Cooper Mountain.</p>	<p>Phase 2</p>	<p>02/05/2021</p>
<p><b>CAC Meetings</b></p>	<p>Please see Table 4. for list of CAC Meetings. CAC membership included people of color, immigrants and people that have experienced poverty or work directly with those experiencing poverty.</p>	<p>Phases 1-3</p>	<p>04/08/2021-04/18/2023</p>
<p><b>Listening Session with Community Organizations</b></p>	<p>Provide an overview of the Cooper Mountain Community Plan project and draft plan concepts; share work in progress; invite participants to ask questions, hear from the project team, and provide input that helps shape the plan alternative(s).</p>	<p>Phase 2</p>	<p>09/14/2021</p>
<p><b>Equity Discussion with Community Members</b></p>	<p>Provide overview of the draft alternatives and request feedback on housing, transportation, commercial uses, parks, natural resources and resiliency.</p>	<p>Phase 2</p>	<p>02/12/2022</p>
<p><b>CATF Meetings</b></p>	<p>Provide project updates and request feedback on the balance of housing and natural resources, community resilience and draft development rules for natural resources and trees. The CATF membership includes immigrants, people of color and</p>	<p>Phases 2-3</p>	<p>03/21/2022 10/15/2022 04/17/2023 05/15/2023 01/22/2024</p>

Group	Description	Phase	Date
	young adults, among others, committed to climate action.		
<b>Alternatives Surveys</b>	Release a survey in Spanish that requests feedback on the three plan alternatives, which present different ways the city could plan for housing, commercial areas, roads, trails, and natural resource protection.	Phase 2	04/10/2022
<b>Draft Code Survey</b>	Release a survey in Spanish that generally requests feedback on the draft development rules for Cooper Mountain, but also asks specific questions related to zoning, housing and natural resource protections.	Phase 3	01/29/2024
<b>Letters to Federally Recognized Tribes</b>	City sends letter to three tribes – Confederated Tribes of Grand Ronde, Confederated Tribes of Siletz Indians of Oregon, and Confederated Tribes of Warm Springs Reservation of Oregon – to provide information related to the Community Plan and proposed adoption of the Comprehensive Plan, Zoning Map and Development Code changes.	Phase 3	08/21/2024

**Table 8. Developer and Homebuilder Outreach**

Event	Description	Date
<b>Joint Meetings with Developers, Property Owners and Attorneys</b>	City staff meets periodically with developers, property owners and attorneys to discuss general questions, concerns, future development potential, annexation and more.	2019-2024
<b>Planning Commission Work Sessions</b>	Please see Table 3 for a list of work sessions for the Cooper Mountain Community Plan. Developers, homebuilders, lawyers and property owners frequently attended Cooper Mountain City Council work sessions and shared comments and concerns during the public comment period.	03/13/2019-07/24/2024
<b>BuildRight Conference</b>	Cooper Mountain Community Plan overview and reviewing the Urban Growth Boundary Expansion.	04/24/2019
<b>Stakeholder Interview</b>	John O'Neill, Metropolitan Land Group	05/11/2020 - 05/26/2020
<b>Stakeholder Interview</b>	Darrel Smith, Metropolitan Land Group	05/11/2020 - 05/26/2020
<b>Stakeholder Interview</b>	Marc Farrar, Metropolitan Land Group	05/11/2020 - 05/26/2020
<b>Stakeholder Interview</b>	Mimi Doukas, AKS Engineering, Represents Tony Merrill	05/11/2020 - 05/26/2020
<b>Stakeholder Listening Session</b>	Facilitate a listening session with property owners, developers, HBA, an engineering firm and city staff to discuss a general project update, natural resources, housing and infrastructure.	06/23/2020
<b>CAC Meetings</b>	Please see Table 4 for list of 9 CAC Meetings for the Cooper Mountain Community Plan. CAC membership included developers.	04/08/2021-04/18/2023
<b>HBA Government Affairs Committee</b>	Provide overview of Cooper Mountain Community Plan to homebuilders and developers.	06/10/2021
<b>Stakeholder Interviews</b>	Interview stakeholders on potential strategies for the Housing Production Strategies Report (under the Housing Beaverton Project, which includes increasing housing variety and accessible housing in the Cooper Mountain expansion area). Stakeholders were from Community Partners for Affordable Housing, West Hills Development, Central Bethany Development, Access	August 2023

Event	Description	Date
	Architecture (designer of multi-dwelling and other types of housing, including affordable housing), Portland Houseworks; and also included a realtor and disability advocate,	
<b>Funding Work Group, Developers</b>	Review concepts for the infrastructure funding plan, particularly around major transportation projects and request feedback from developers.	01/2024-02/2024
<b>Property Owner Open House</b>	Hold open house to answer questions about the Cooper Mountain draft development rules. Some property owners attended with developers.	01/25/2024

**Table 9. Property Owner Outreach**

<b>Outreach Method</b>	<b>Description</b>	<b>Topic</b>	<b>Date</b>
<b>City Council Work Sessions</b>	Please see Table 2 for a list of 12 work sessions that addressed natural resources in Cooper Mountain. Property owners frequently attended Cooper Mountain City Council work sessions and shared comments and concerns during the public comment period.	Project Update, Natural Resources	1/15/2019 - 06/18/2024
<b>Property Owner Meeting</b>	Send letters to invite property owners and residents to the Cooper Mountain Community Conversation where they could learn about next steps and ask city staff questions about the project.	Project Introduction	06/13/2019
<b>Planning Commission Work Sessions</b>	Please see Table 3 for a list of 11 work sessions that addressed natural resources in Cooper Mountain. Property owners frequent attended Cooper Mountain Planning Commission work sessions and shared comments and concerns during the public comment period.	Natural Resources	03/13/2019-07/24/2024
<b>Project Website</b>	City staff periodically adds project documents to the project website for public review. Natural resource documents include existing conditions, the natural resources report, local wetland inventory, best practices research, natural resource opportunities and natural research protection approaches. The website also includes information about transportation, funding options, utilities and market research.	Various	2020-2024
<b>Property Owner Letter</b>	Send letter requesting property access to investigate natural resources on each property. This work supports the first step of Goal 5 compliance which includes conducting an inventory of natural resources to determine significance	Natural Resources	03/2020

<b>Outreach Method</b>	<b>Description</b>	<b>Topic</b>	<b>Date</b>
<b>Stakeholder Interview</b>	Stakeholder interview with Tony Merrill, Hilltop Area.	Confidential	05/11/2020 - 05/26/2020
<b>Stakeholder Listening Session</b>	Facilitate a listening session with property owners, developers, HBA, an engineering firm and city staff to discuss a general project update, natural resources, housing and infrastructure.	Project Update, Natural Resources, Housing, Utilities	06/23/2020
<b>CAC Meetings</b>	Please see Table 4 for list of 9 CAC Meetings, which often addressed natural resource issues. CAC membership included property owner representation.	Natural Resources	04/08/2021-04/18/2023
<b>Property Owner Listening Session</b>	Provide an overview of the Cooper Mountain Community Plan project and draft plan concepts; share work in progress; invite participants to ask questions, hear from the project team, and provide input that helps shape the plan alternative(s).	Alternatives	08/23/2021
<b>Property Owner Letter</b>	Send letters requesting comments and ideas about the general project, impacts to specific properties, and the draft Cooper Mountain Community Plan Concept Map, which included the proposed boundary of the resource protection area.	Preferred Approach	03/31/2023
<b>Property Owner Postcard</b>	Send postcard to property owners to advise them that a Council work session to discuss Cooper Mountain was rescheduled for July 18, 2023.	Preferred Approach	05/22/2023
<b>Property Owner Postcard</b>	Send postcard to promote a property owner's open house on January 25, 2024.	Draft Development Rules	12/12/2023
<b>Property Owner Letter</b>	Send letter to property owners to share changes in where natural resource protections are proposed to apply in Cooper Mountain.	Draft Development Rules, Natural Resources	12/26/2023

<b>Outreach Method</b>	<b>Description</b>	<b>Topic</b>	<b>Date</b>
<b>Property Owner Open House</b>	Hold open house to answer questions about the Cooper Mountain draft development rules. One station provided large maps of the proposed resource areas and included information about the potential development rules related to the resource mapping.	Draft Development Rules, Natural Resources	01/25/2024
<b>Property Owner Email</b>	Email sent to property owners to answer questions city staff received about natural resources mapping in the Cooper Mountain Community Plan. Staff shares some steps for property owners who would like to clarify the locations of wetlands and waters on their properties.	Natural Resources	03/06/2024
<b>Property Owner Letter</b>	Letter sent to advise on changes in how the draft rules will apply to properties identified as potentially susceptible to landslides in Cooper Mountain.	Landslides	07/18/2024
<b>City Staff-Property Owner Meetings</b>	City staff meets monthly with each property owner that requests a meeting to learn about the project, discuss concerns, inquire about future development potential and more.	Project Update	2023-2024
<b>Public Hearing Notice</b>	Send public hearing and Measure 56 notice to approximately 24,000 addresses, which includes citywide property owners and those living in the Cooper Mountain Community Plan area.	Project Update	09/06/2024



**Table 10. Natural Resources Outreach**

<b>Outreach Method</b>	<b>Description</b>	<b>Topic</b>	<b>Date</b>
<b>Planning Commission Work Sessions</b>	Please see Table 3 for a list of 11 work sessions that addressed natural resources in Cooper Mountain.	Natural Resources	03/13/2019-07/24/2024
<b>Stakeholder interview</b>	Stakeholder interview with Ashley Short, Tualatin Riverkeepers	Confidential	05/11/2020 - 05/26/2020
<b>Stakeholder Listening Session</b>	Provide project background and facilitate discussion on desired outcomes, priority areas, regulatory gaps, opportunities and implementation. Attendees included staff from CWS, Department of State Lands, THPRD, Urban Greenspaces Institute, Washington County, Tualatin Riverkeepers and Metro.	Natural Resources	06/24/2020
<b>Stakeholder Listening Session</b>	Review project status, natural resources and hillside development best practices, resilient stream corridors, and next steps.	Natural Resources	12/16/2020
<b>TAC Meetings</b>	Please see Table 5. for list of 9 TAC Meetings, which often addressed natural resource issues.	Natural Resources	04/08/2021-04/18/2023
<b>CATF Meetings</b>	Provide project updates and request feedback on the balance of housing and natural resources, community resilience and draft development rules for natural resources and trees.	Natural Resources, Housing	03/21/2022 10/15/2022 04/17/2023 05/15/2023 01/22/2024
<b>Stakeholder Listening Session</b>	Provide an update on the project; discuss pros/cons of the alternatives; share work in progress regarding wildlife corridors, the McKernan Creek Greenway, and Cluster Neighborhood concept; and discuss plan implementation.	Natural Resources	04/11/2022
<b>City-County Staff Coordination Meetings</b>	Beaverton's Long Range Planning staff met with Washington County's Community Planning staff to coordinate on the approach to Goal 5 and Title 13 compliance, discussing inventories, ESEE	Natural Resources	11/16/22 04/13/23 10/17/23 11/14/23

Outreach Method	Description	Topic	Date
	analysis and potential programs. Occasionally, Metro staff participated in meetings.		01/18/24 01/19/24 05/08/24 08/21/24
<b>City-CWS Staff Coordination Meetings</b>	City staff and CWS staff meet to discuss the natural resources approach, focusing on rules for vegetated corridors, development with the Resource Overlay, and other draft development rules for natural resources and trees.	Natural Resources	2023-2024
<b>City-ODF Staff Coordination Meetings</b>	City staff and ODF staff meet to discuss the overall approach to natural resource protection in Cooper Mountain, and key issues related to transitioning the plan area from a rural use to an urban use.	Natural Resources	2023
<b>Friends of Cooper Mountain Nature Park Meetings</b>	Meet with community group (that also coordinates with THPRD and Metro) to review draft policies, the parks approach and draft development rules for natural resources and trees.	Natural Resources, Parks, Transportation	2023-2024
<b>Treekeepers of Washington County</b>	Provide project updates to local group whose mission is to protect and advocate for trees in Washington County.	Natural Resources	2024
<b>Stakeholder Listening Session</b>	Provide an update on the project; discuss pros/cons of the draft proposed development rules.	Natural Resources	02/12/2024
<b>City-Metro Staff Coordination Meeting</b>	City staff meets with Metro scientists and a parks planner to discuss code approaches to wildlife-friendly designs for parks and trails.	Natural Resources, Wildlife	03/27/2024

**Table 11. Community Events**

<b>Event</b>	<b>Description</b>	<b>Date</b>
<b>Stakeholder Interview</b>	Stakeholder interview with Sam Louke, East Hills area/CPO 6	05/11/2020 - 05/26/2020
<b>Listening Session with Community Organization &amp; Social Service Representatives</b>	Introduce the Cooper Mountain Community Plan project; meet the project team and solicit input from key stakeholders that will inform early plan development.	08/26/2020
<b>Online Open House No. 1</b>	Hold an online open house to request feedback from the community on the planning effort that will determine how to provide new homes, roads, parks, and welcoming neighborhoods to Cooper Mountain. Input used to refine project goals and help develop the project vision.	06/26/2020 - 07/22/2020
<b>Beaverton Student Advisory Council Meeting</b>	Provide an overview of the project area and which parts of the area overlaps with the BSD and HSD boundaries, the timeline, and opportunities for engagement. Discuss opportunities for youth engagement, and how to be engaged during COVID-19.	01/06/2021
<b>CAC Meetings</b>	Please see Table 4 for list of 9 CAC Meetings, which included a public comment period at every meeting.	04/08/2021- 04/18/2023
<b>Summit No. 1 Online Open House Launch Event</b>	Provide an overview of the Cooper Mountain Community Plan project and online open house; share work in progress; invite participants to ask questions, provide comments and hear from the project team.	07/29/2021 - 08/22/2021
<b>Community Organization Listening Session No. 2</b>	Provide an overview of the Cooper Mountain Community Plan project and draft plan concepts; share work in progress; invite participants to ask questions, hear from the project team, and provide input that helps shape the plan alternatives.	09/14/2021
<b>Spring 2022 Online Open House</b>	Hold an open house is to request feedback on three plan alternatives, which present different ways the city could plan for housing, commercial areas, roads, trails, and natural resource protection. Input used will help the city develop a "preferred approach" for Cooper Mountain that includes the best ideas from the plan alternatives.	03/17/2022 - 04/04/2022

Event	Description	Date
<b>Virtual Community Event No. 3</b>	Provide an overview of the three alternatives developed for the Cooper Mountain Community Plan project; discuss alternatives; invite participants to ask questions, provide comments and hear from the project team.	03/31/2022
<b>Alternatives Surveys</b>	Release a survey that requests feedback on the three plan alternatives, which present different ways the city could plan for housing, commercial areas, roads, trails, and natural resource protection.	04/10/2022
<b>Mountainside High School Presentation</b>	Provide an overview of the three alternatives developed for the Cooper Mountain Community Plan project; discuss alternatives; invite participants to ask questions, provide comments and hear from the project team.	04/18/2022
<b>American with Disabilities TAC</b>	Provide an overview of the Housing Beaverton Project, which resulted in an updated Housing Needs Analyses and Housing Production Strategies Report. Topics included increasing housing variety and accessible housing in the Cooper Mountain expansion area. This TAC supported the Housing Beaverton Project.	7/14/2022
<b>Committee on Aging</b>	Provide an overview of the Housing Beaverton Project, which resulted in an updated Housing Needs Analyses and Housing Production Strategies Report. Topics included increasing housing variety and accessible housing in the Cooper Mountain expansion area.	8/9/2022
<b>BCCI</b>	Provide an overview of the Housing Beaverton Project, which resulted in an updated Housing Needs Analyses and Housing Production Strategies Report. Topics included increasing housing variety and accessible housing in the Cooper Mountain expansion area.	9/8/2022
<b>Salvation Army House Meeting with Veterans</b>	Provide an overview of the Housing Beaverton Project, which resulted in an updated Housing Needs Analyses and Housing Production Strategies Report. Topics included the need for ground floor ADA units, housing with free parking, housing that makes veterans feel safe and secure and housing near medical care.	7/11/2022
<b>Youth Focus Group</b>	Provide an overview of the Housing Beaverton Project, which resulted in an updated Housing Needs Analyses and Housing Production Strategies Report. Topics	10/25/2022

Event	Description	Date
	included increasing housing variety and accessible housing in the Cooper Mountain expansion area.	
<b>Draft Code Survey</b>	Release a survey that generally requests feedback on the draft development rules for Cooper Mountain, but also asks specific questions related to zoning, housing and natural resource protections.	01/29/2024
<b>Community Vision Interview</b>	Interview a disability rights and housing advocate to request feedback on draft development rules related to housing, with special emphasis on visitability.	04/05/2024

**Table 12. Meetings with Local and Regional Partners**

<b>Event</b>	<b>Description</b>	<b>Topic</b>	<b>Date</b>
<b>Washington County Board of Commissioners Meeting</b>	Washington County Board of Commissioners approved an IGA with the City of Beaverton for transportation planning in the proposed UGB area (Cooper Mountain Community Plan area)	Transportation	05/15/18
<b>Letter from the Beaverton CDD Director to Washington County's Director of Land Use &amp; Transportation</b>	The city suggests topics that could be included on the County's Annual Long Range Planning Work Program, focusing on interim zoning and enhanced protection of natural resources and trees prior to annexation.	Zoning, Natural Resources	10/13/2018
<b>Stakeholder Interviews</b>	Consultant interviews staff from Washington County Department of Land Use and Transportation, BSD, HSD and THPRD.	Various	05/11/2020 - 05/26/2020
<b>Natural Resources Listening Session</b>	Share Natural Resources & Hillside Development Best Practices, Resilient Stream Corridors, and next steps. Representatives invited from Washington County, THPRD, Tualatin Riverkeepers, CWS, Metro, Department of State Lands and ODF,	Natural Resources	12/16/2020
<b>BSD Update</b>	Provide Cooper Mountain Community Plan update.	Project Update	01/06/2021
<b>Washington County Planning Commission, Joint City-County Presentation</b>	Provide a Cooper Mountain Transportation Planning overview, including improvement concept packages, the urban reserves transportation study, proposed TSP amendments and the preliminary transportation framework for Cooper Mountain.	Transportation	02/09/2021
<b>BSD Coordination Meeting</b>	Provide Cooper Mountain Community Plan update.	Project Update	03/04/2021

Event	Description	Topic	Date
<b>Technical Advisory Committee Meetings</b>	Please see Table 5. for list of Technical Advisory Committee Meetings.	See Table 5	04/08/2021-04/18/2023
<b>Washington County Planning Directors Meeting</b>	Provide project update. Determine how future growth will occur (homes, roads, parks, trails, utilities), review anticipated 5,000 homes, nine new parks, trail system, and racial equity framework.	Racial Equity, Public Engagement, Natural Resources, Market Analysis, Transportation	05/06/2021
<b>MPAC Presentation</b>	Provide Cooper Mountain Community Plan update, review multi-year planning effort, determine how future growth will occur (homes, roads, parks, trails, utilities), and apply lens of racial equity to create inclusive neighborhoods.	Racial Equity, Public Engagement, Natural Resources, Market Analysis, Transportation	05/26/2021
<b>MTAC Meeting</b>	Provide Cooper Mountain Community Plan update, review multi-year planning effort, determine how future growth will occur (homes, roads, parks, trails, utilities), and apply lens of racial equity to create inclusive neighborhoods.	Project Goals, Housing, Commercial, Natural Resources, Transportation. Public Facilities	07/21/2021
<b>Co-Implementers Meeting, CWS</b>	City staff (Planning and Public Works) provide project update to CWS staff.	Housing, Utilities	10/15/2021
<b>THPRD Board of Directors Meeting</b>	Provide Cooper Mountain Community Plan update.	Project Update	06/08/2022
<b>City-County Staff Coordination Meetings</b>	Beaverton's Long Range Planning staff met with Washington County's Community Planning staff to coordinate on the approach to Goal 5 and Title 13 compliance, discussing inventories, ESEE analysis and	Natural Resources	11/16/22 04/13/23 10/17/23 11/14/23 01/18/24 01/19/24

Event	Description	Topic	Date
	potential programs. Occasionally, Metro staff participated in meetings.		05/08/24 08/21/24
<b>City-CWS Staff Coordination Meetings</b>	City staff and CWS staff meet monthly to mostly discuss utility planning in Cooper Mountain, and occasionally, approaches to natural resource protection.	Utilities, Natural Resources	2023-2024
<b>City-THPRD Staff Coordination Meetings</b>	City staff and THPRD staff meet monthly to discuss Cooper Mountain parks approach, including updates to map, Comprehensive Plan policies and Development Code provisions.	Zoning, Parks, Natural Resources	03/09/2023- 07/30/2024
<b>Washington County Limited Goal 5 Program Update TAC</b>	City staff participates in 4 meetings with the county's TAC, which is working on proposed changes to the County's comprehensive plan policies and natural resource regulations.	Natural Resources	06/06/23- 04/19/24
<b>Funding Work Group, Washington County</b>	Review Cooper Mountain funding plan scenarios related to transportation funding.	Funding, Transportation	12/11/2023
<b>Funding Work Group, THPRD</b>	Review Cooper Mountain funding plan analysis related to acquisition and development of parks and trails.	Funding, Parks, Trails	12/13/2023
<b>Funding Work Group, CWS</b>	Review Cooper Mountain Utility Plan layout and funding plan scenarios related to sanitary sewer.	Funding, Utilities	12/14/2023
<b>Funding Work Group, CWS</b>	Review Cooper Mountain Utility Plan layout and funding plan scenarios related to stormwater and stream corridors.	Funding, Utilities	12/18/2023
<b>City-Metro Staff Coordination Meetings</b>	City staff meets with Metro staff to coordinate on the approach to Title 13 compliance, discussing	Natural Resources	01/19/24 07/19/24 08/05/24



Event	Description	Topic	Date
	inventories, ESEE analysis and potential programs.		
<b>Letter from City Staff to Washington County Staff</b>	City asks support for the assumptions about the county's contribution to transportation projects in this area and the use of TDT funds to improve arterial corridors around Cooper Mountain.	Transportation, Funding	01/22/2024
<b>Natural Resources Stakeholder Listening Session</b>	Provide an update on the project; discuss pros/cons of the draft proposed development rules related to natural resources and trees in Cooper Mountain.	Natural Resources	02/12/2024
<b>Letter from Washington County Staff to City Staff</b>	County provides feedback on transportation funding strategies.	Transportation, Natural Resources, Funding	02/16/2024
<b>City-Metro Staff Coordination Meeting</b>	City staff meets with Metro scientists and a parks planner to discuss code approaches to wildlife-friendly designs for parks and trails.	Natural Resources, Wildlife	03/27/2024
<b>THPRD Board of Directors Meeting</b>	City staff presents project update to THPRD Board.	Project Update	04/13/2024
<b>Technical Advisory Committee Notifications</b>	Staff sends an overview of the proposed amendments, explanatory materials, and information about how to provide comments or testify at the October 16 Planning Commission public hearing.	Project Update	08/22/2024
<b>City-County Staff Coordination Meetings</b>	Beaverton's Community Development Director and Washington County's Director of Land Use & Transportation meet periodically to coordinate on city-county issues and projects,	Various	As needed

Event	Description	Topic	Date
	including the Cooper Mountain Community Plan.		
<b>City-County Staff Coordination Meetings</b>	Beaverton's Long Range Planning Manager and Washington County's Principal Planner meet every two months to coordinate on city-county issues and projects, including the Cooper Mountain Community Plan.	Various	Every 2 months

## Acronyms and Abbreviations

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**Beaverton School District (BSD):** The Beaverton School District includes 34 elementary schools, nine middle schools, six high schools, five option schools, 19 option programs and two charter schools. BSD has more than 38,000 students. The service area includes the eastern portion of the Cooper Mountain Community Plan area.

**Community Development Department (CDD):** The City of Beaverton Community Development Department strives to ensure our community's long-term livability through a quality business environment, strong neighborhoods, well-built infrastructure and buildings, wonderful spaces and places for our community to gather, revitalization of our downtown core, and improved mobility throughout the region. Divisions include Building, Development, Economic Development, Planning and Zoning, Site Development, and Transportation Planning.

**Clean Water Services (CWS):** Clean Water Service is water resources management utility that combines science and nature to clean water and return it to the Tualatin River so it can be used again. In conjunction with 12 partner cities, CWS provides sewer and Surface Water Management (SWM) to over 600,000 people in the urban areas of the Tualatin River Watershed, which closely follows the urban growth boundary. The partner cities are Banks, Beaverton, Cornelius, Durham, Forest Grove, Gaston, Hillsboro, King City, North Plains, Sherwood, Tigard, Tualatin, small portions of Lake Oswego, small portions of Portland, and portions of Clackamas and Multnomah Counties.

**CM-RM Zoning District:** The CM-RM District is intended to allow a mix of housing types, including detached and attached housing, at the lowest number of units per acre of Cooper Mountain's zones. It also allows small-scale commercial uses in some locations.

**Community Advisory Committee (CAC):** stakeholders and residents from throughout Beaverton, including businesses, developers, residents-at-large, local government agencies, schools, and underrepresented communities who will provide a community perspective on the Plan.

**Cooper Mountain Urban Reserve Area** (referred to as the **Cooper Mountain Community Plan project area**): As of 2018, the Metro Council voted to expand the region's urban growth boundary to include this 1,232-acre area. An urban reserve area is defined as an area of land suitable for accommodating new development during the next 50 years.

**Diversity, Equity, and Inclusion (DEI) Plan:** a plan to advance racial equity and ensure Cooper Mountain is inclusive and welcoming to all communities by engaging historically underserved and underrepresented communities.

**Economic, Social, Environmental and Energy (ESEE) Analysis.** An ESEE analysis evaluates the positive and negative economic, social, environmental, and energy consequences that could result from a decision to allow, limit, or prohibit a conflicting use. This is the second step in Goal 5 compliance, which follows an inventory of natural resources and precedes the establishment of a Goal 5 program.

**Hillsboro School District (HSD):** Hillsboro School District! Is the fourth-largest public school district in the state of Oregon with 36 schools serving more than 20,000 students from preschool through twelfth grade. The service area includes the western portion of the Cooper Mountain Community Plan area.

**Housing Five-Year Action Plan:** identifies future development of Cooper Mountain as a primary means to help the city expand its housing supply.

**IGA:** Intergovernmental Agreement

**Metro Policy Advisory Committee (MPAC).** MPAC advises the Metro Council on the amendment or adoption of the Regional Framework Plan. Policy areas MPAC addresses include regional transportation; management of the urban growth boundary; protection of lands outside the urban growth boundary for natural resources, future urban zoning, or other uses; planning responsibilities required by state law; and other growth management and land use planning matters deemed by Metro Council to be of the region's concern.

**Metro Technical Advisory Committee (MTAC).** MTAC is a 35-member committee of planners, citizens and business representatives that provides detailed technical support to the Metro Policy Advisory Committee. Policy areas addressed by MTAC (and MPAC) include community development in keeping with the 2040 Growth Concept and local plans; regional transportation; management of the urban growth boundary; protection of lands outside the urban growth boundary for natural resources, future urban zoning, or other uses; planning responsibilities required by state law; and other growth management and land use planning matters deemed by Metro Council to be of the region's concern.

**Multicultural Engagement:** efforts to engage historically underserved and underrepresented communities by incorporating their ideas and feedback into the Plan document.

**Oregon Department of Forestry (ODF):** ODF is a state agency responsible for protecting, managing, and promoting stewardship of Oregon's forests to enhance environmental, economic, and community sustainability.

**Planned Unit Development (PUD):** A development on land under unified control according to a single development plan for uses and structures related to the character of the zoning district with a program for operation and maintenance of common areas.

**Transportation Development Tax (TDT).** The Transportation Development Tax is imposed on new development by Washington County to pay for transportation needs created by development.

**Technical Advisory Committee (TAC):** technical experts who will review and comment on deliverables and provide technical and policy advice according to member expertise.

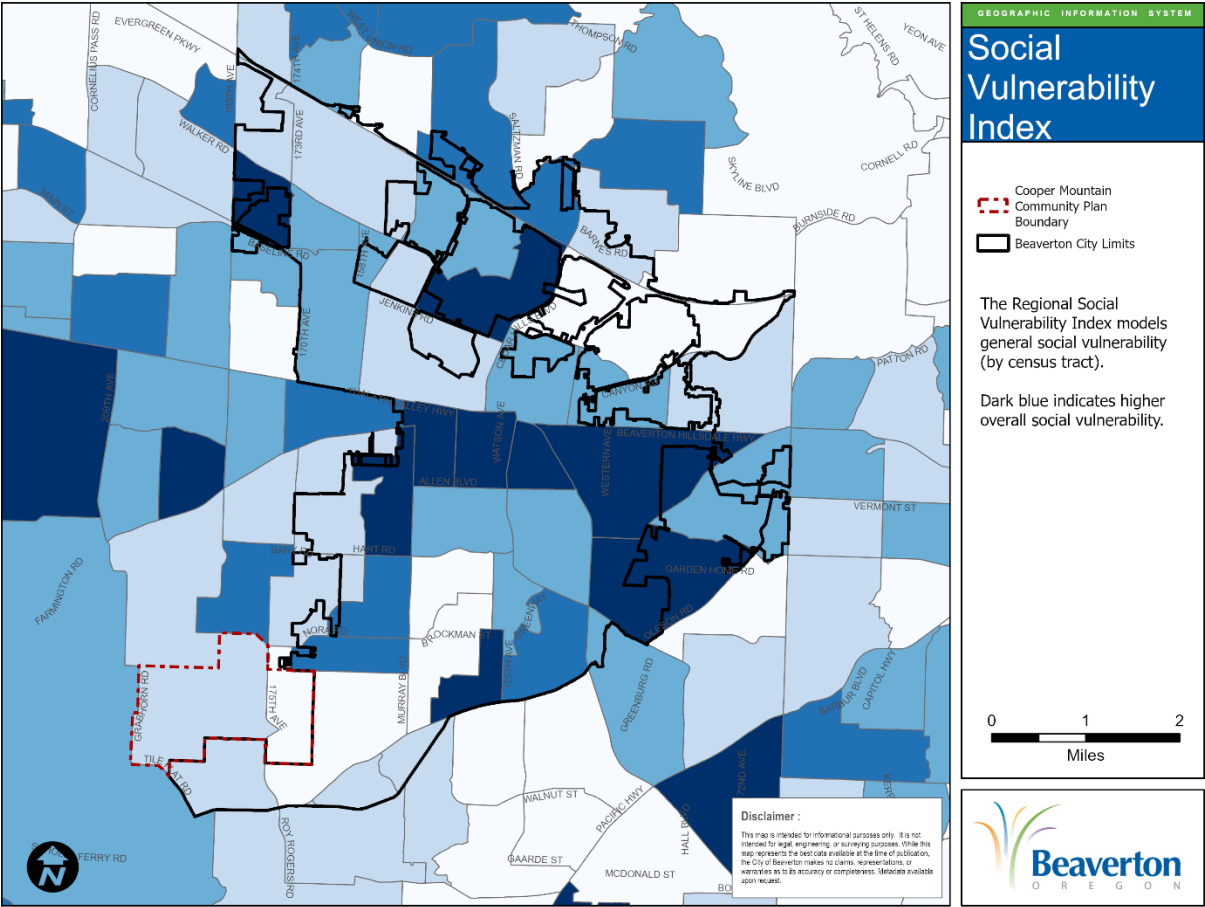
**Tualatin Hills Park & Recreation District (THPRD).** THPRD is the largest special park district in Oregon, spanning about 50 square miles and serving 250,000 residents in the greater Beaverton area. THPRD provides year-round recreational opportunities for people of all ages and abilities. Offerings include thousands of diverse classes, more than 95 park sites with active recreational amenities, 70 miles of trails, eight swim centers, six recreation centers, and 1,500 acres of natural areas.

**Urban growth boundary (UGB):** a regional boundary, set in an attempt to control urban sprawl by mandating that the area inside the boundary be used for urban development and the area outside be preserved in its natural state or used for agriculture.

# Population Maps

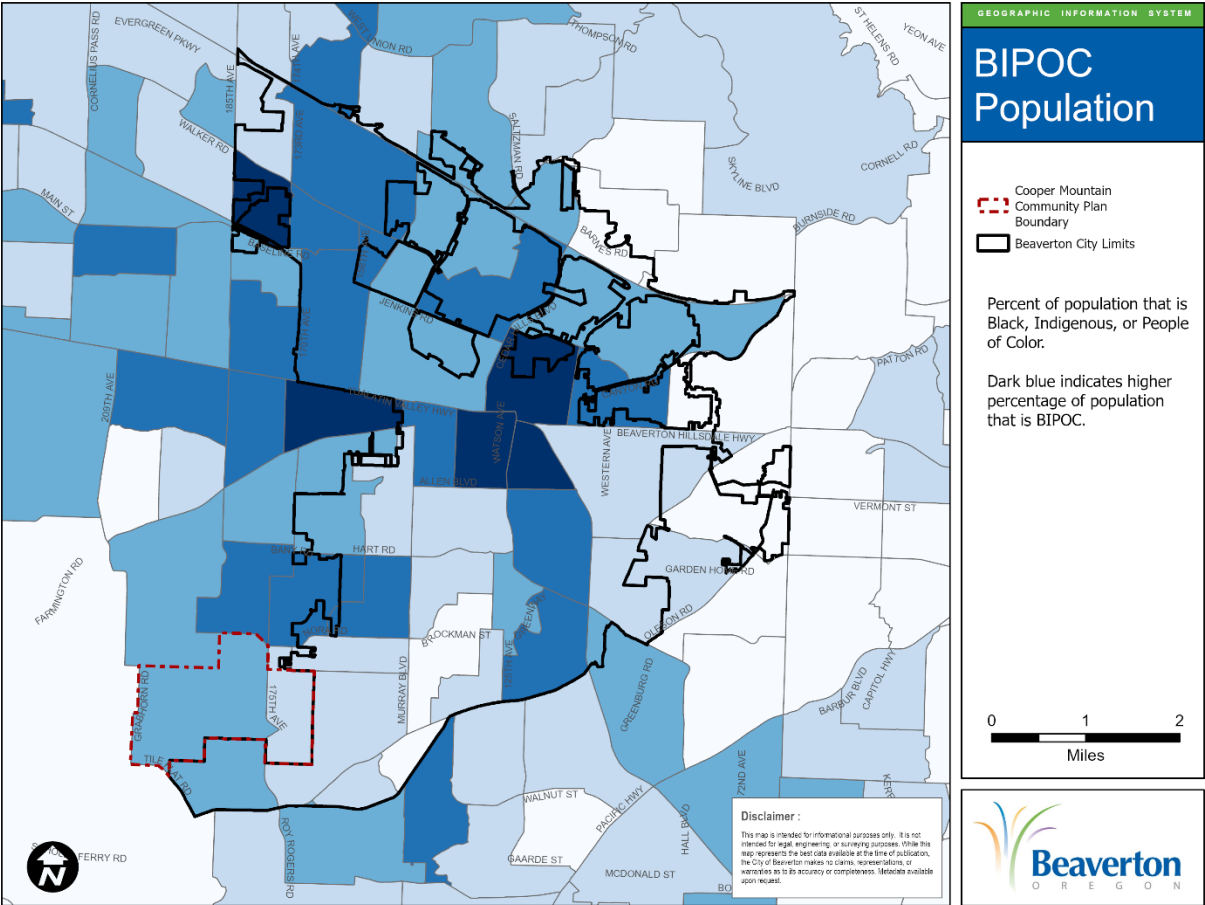
## Map 1. Social Vulnerability Index

Source: Metro, 2023



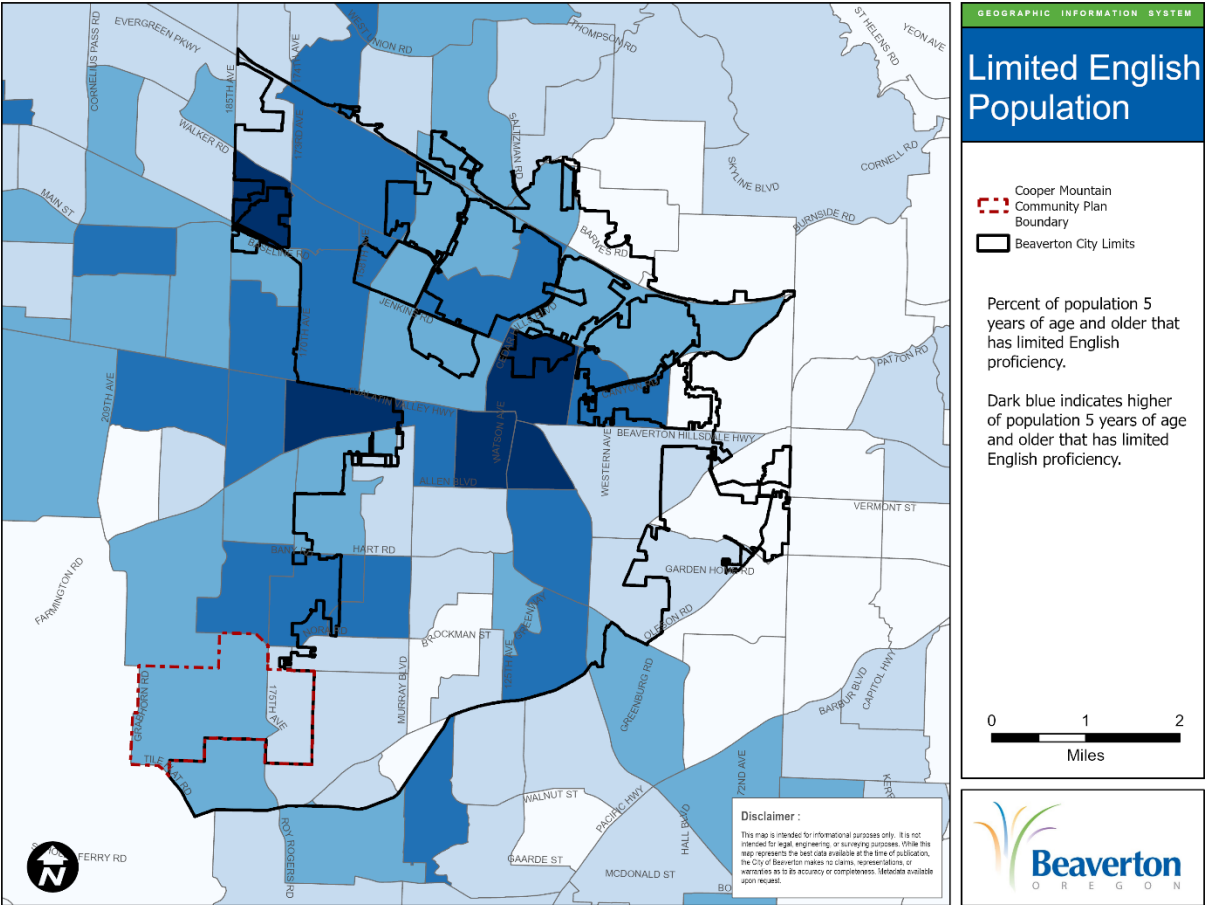
# Map 2. Black, Indigenous and People of Color Population

Source: Census, 2020



### Map 3. Limited English Population

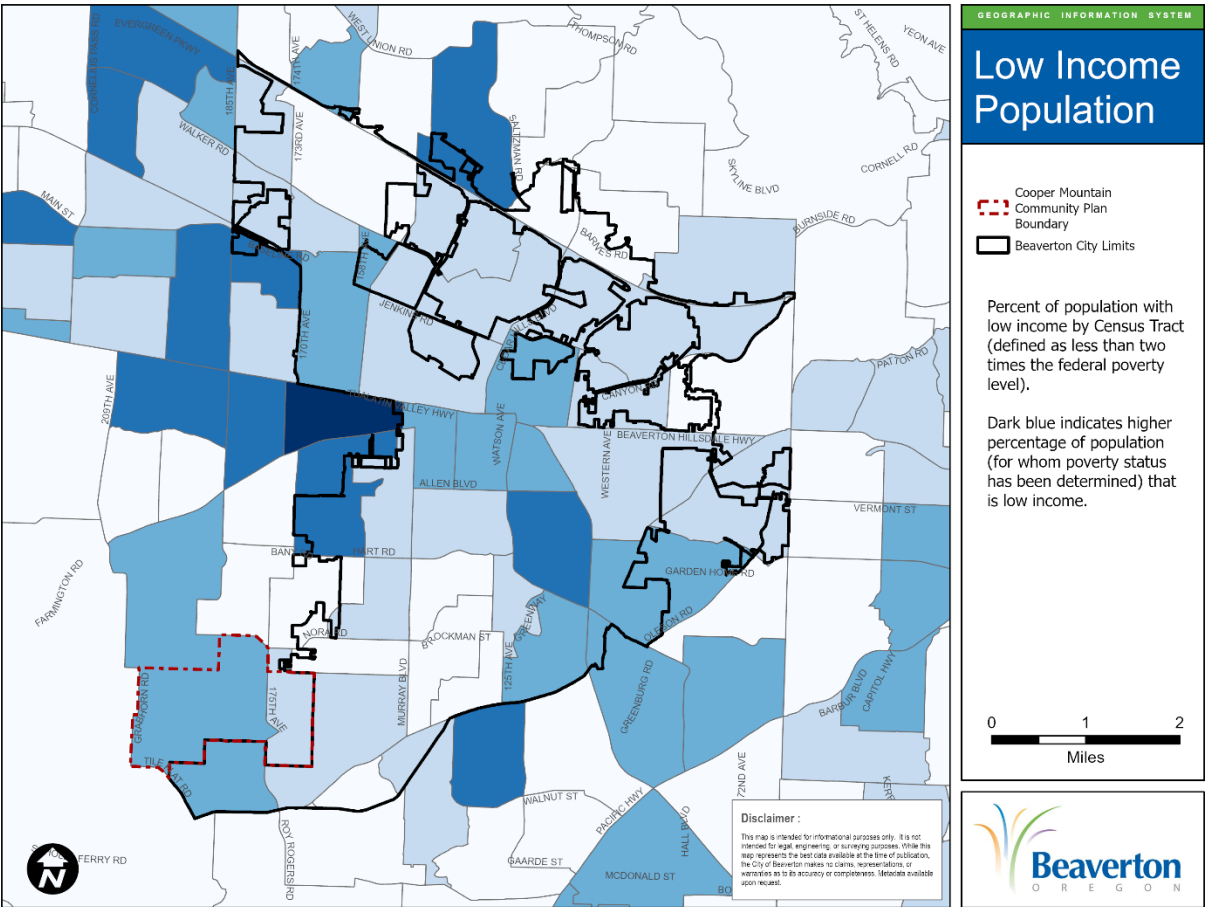
Source: American Community Survey, 2017-2021





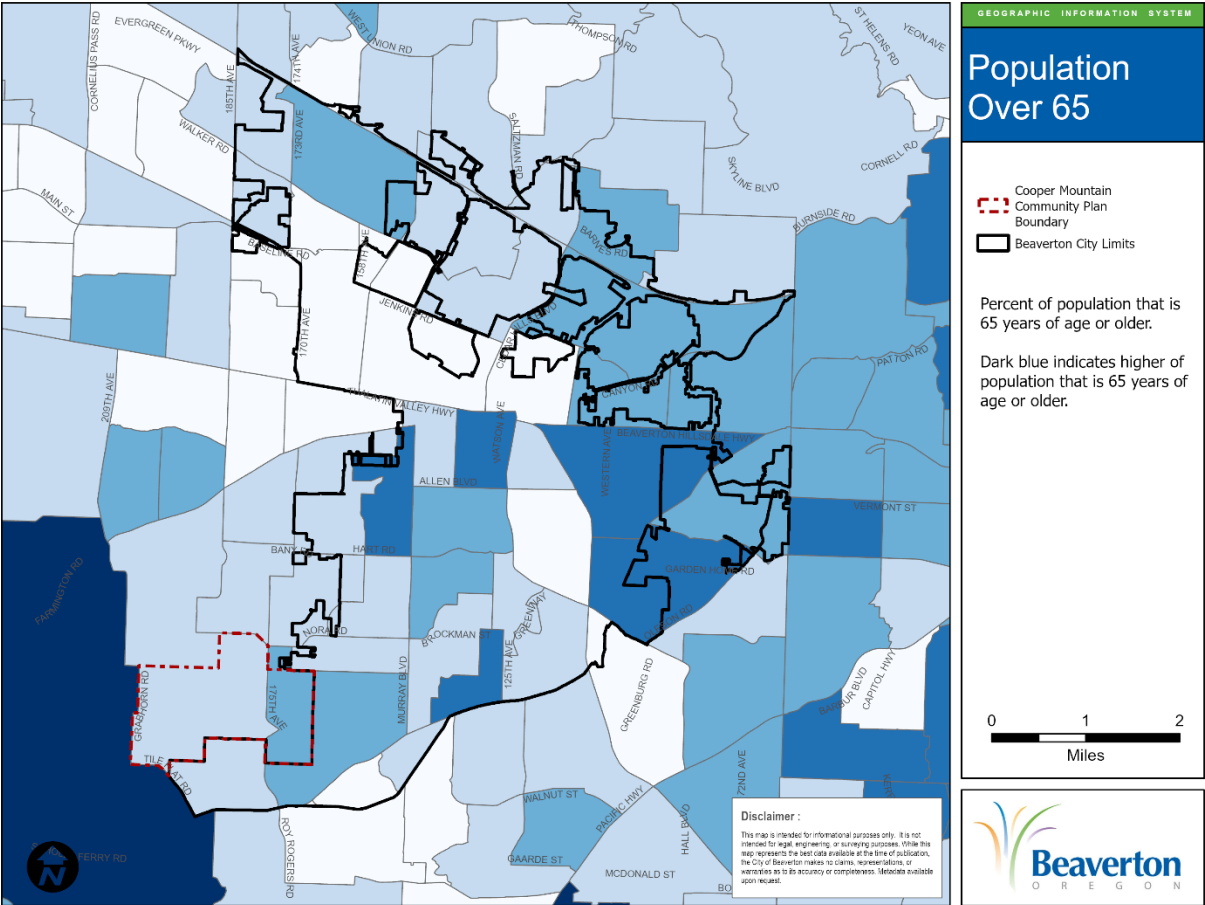
# Map 4. Low Income Population

Source: American Community Survey, 2017-2021



# Map 5. Population Over 65 Years

Source: American Community Survey, 2017-2021



# Map 6. Population Under 18 Years

Source: American Community Survey, 2017-2021

