



EXHIBIT 16

December 4, 2019

Andrew Scott
Interim Chief Operating Officer
Metro
600 NE Grand Avenue
Portland, OR 97232-2736

Dear Mr. Scott:

As you know, Metro Council awarded the City of Beaverton a 2040 Planning and Development Grant to help fund community planning work for the Cooper Mountain area. This letter is intended to serve as the city's 2019 annual update on compliance with conditions of approval and progress in planning efforts.

We anticipate the Cooper Mountain Community Plan will take approximately three years to complete. Over the past several months, the city has taken steps to move the project forward by:

- Adopting a resolution that authorizes the Mayor to sign an Intergovernmental Agreement with Metro accepting the grant award
- Refining the project scope of work, in coordination with staff from Metro and partner agencies
- Issuing a request for proposals for the Community Plan, with contract award anticipated in February 2020
- Developing an inclusive approach to public engagement, with a goal of engaging and building capacity of historically underserved and underrepresented communities to participate in planning processes

While much work lies ahead of us, I am confident that the city is on track to meet the conditions of approval identified in Metro Council's decision to expand the urban growth boundary. City staff are beginning several tasks that have citywide applicability and are outside the Community Plan scope of work, including:

- Updating the Development Code to comply with conditions of approval concerning accessory dwelling units (parking and occupancy requirements)
- Updating the City Code to comply with conditions of approval related to future homeowners associations (housing type and occupancy requirements)
- Continuing the Housing Options Project to determine where and how different housing types will be allowed in the city's residential areas

I appreciate Metro staff's continued support and participation in this effort as we plan for new neighborhoods in Cooper Mountain. I would be happy to discuss the city's work plan for next year if you have questions or would like to learn more.

Sincerely,

A handwritten signature in cursive script that reads "Cheryl Twefe". The signature is written in black ink and is positioned above the printed name.

Cheryl Twefe
Community Development Director



December 21, 2020

Marissa Madrigal
Chief Operating Officer
Metro
600 NE Grand Avenue
Portland, OR 97232-2736

Dear Ms. Madrigal:

This letter is intended to serve as the City of Beaverton's 2020 annual update on compliance with conditions of approval and progress in developing the Cooper Mountain Community Plan.

Key project achievements since the 2019 annual compliance update include:

- Awarding a contract to Angelo Planning Group to execute the work identified in the request for proposals for the Cooper Mountain Community Plan
- Refining the public engagement plan and developing communication materials, including the project web page (BeavertonOregon.gov/CM)
- Accepting additional grant funding for the purpose of engaging historically underserved and underrepresented communities in the planning process
- Recruiting community members to participate on the Inclusive Housing Cohort
- Hosting an online open house to introduce the project and ask the community for input on working project goals and a vision for the future of Cooper Mountain
- Engaging stakeholders early in the process through interviews and listening sessions
- Completing existing conditions research and analysis, including:
 - Natural resource and local wetland inventories
 - Buildable lands inventory
 - Slope analysis and natural hazards memo
 - Existing conditions summary report and snapshot

The project team is also nearing completion of the opportunities analysis (identified as Milestone 6 from Metro IGA Exhibit C), which includes the following components:

- Market analysis
- Natural features and hillside development best practices
- Public facility needs and opportunities
- Transportation needs and improvements
- Preliminary street and trail framework study
- Funding options assessment

The city is committed to advancing racial equity and removing barriers to engagement for our most vulnerable communities. While the COVID-19 pandemic has shifted our approach to engagement for this project, we are excited to share that the city, in partnership with Unite Oregon, has established an Inclusive Housing Cohort. This group of diverse community members will help provide input into several city-led housing efforts, including the Community Plan.

City staff are also working on several projects that have citywide applicability and are outside the Community Plan scope of work. To comply with conditions of approval, the city recently updated its Development Code to remove minimum parking and occupancy requirements for accessory dwelling units. Other projects include:

- Updating the City Code to comply with conditions of approval related to future homeowners associations (precluding occupancy requirements and limits on housing types)
- Continuing the Housing Options Project to determine where and how different housing types (such as middle housing types including duplexes, triplexes, quadplexes, townhomes and cottage clusters) will be allowed in the city's residential areas in compliance with HB 2001

I appreciate Metro staff's continued support and participation in this effort as we plan for welcoming new neighborhoods in Cooper Mountain. I am confident that the city is on track to meet conditions of approval and would be happy to discuss the city's work plan for next year if you would like to learn more.

Sincerely,

A handwritten signature in cursive script that reads "Cheryl Twete".

Cheryl Twete
Community Development Director



December 28, 2021

Marissa Madrigal
Chief Operating Officer
Metro
600 NE Grand Avenue
Portland, OR 97232-2736

Dear Ms. Madrigal:

This letter serves as the City of Beaverton's 2021 annual update on compliance with conditions of approval and progress in developing the Cooper Mountain Community Plan.

Key project achievements since the 2020 annual compliance update include:

- Recruiting stakeholders and diverse community members to participate on the Community Advisory Committee
- Holding five meetings with the project Technical Advisory Committee and Community Advisory Committee to discuss findings and ask for input on draft reports and materials
- Partnering with Unite Oregon to discuss city housing efforts (including Cooper Mountain) with Inclusive Housing Cohort members and to host two community housing events; the Inclusive Housing Cohort is a diverse group of 12 Beaverton community members consisting of people of color, immigrants, refugees, English language learners, non-binary people, renters, low-income persons, people with disabilities, and people who have experienced homelessness
- Hosting an online open house to share findings and ask the community for input on draft plan concepts (early ideas and options for the plan)
- Engaging stakeholders through interviews, listening sessions, and a virtual community summit event that included a brief presentation and question-and-answer session
- Completing the opportunities analysis and summary report (identified as Milestone 6 from Metro IGA Exhibit C)
- Finalizing the project goals and objectives (identified as Milestone 7)
- Revisiting the project scope, budget, and timeline with Metro staff as part of the mid-term review (identified as Milestone 8)
- Developing the following plan concept documents (identified as Milestone 9)
 - Neighborhoods for All

- Housing Options for All
- Environmental Stewardship & Resiliency
- Commercial Options
- Transportation Choices
- Public Facilities & Neighborhood Features

The project team has also made significant progress on alternatives development (identified as Milestone 10). The three plan alternatives show different ways the city could plan for new housing, roads, parks, trails, utilities, commercial uses, and natural resource protection. The project committees helped co-create the plan alternatives, which will be the subject of our engagement efforts in early 2022.

City staff are also working on other projects that have citywide applicability and will support compliance with conditions of approval. These projects include:

- Updating the City Code to comply with conditions of approval related to future homeowners associations (precluding occupancy requirements and limits on housing types)
- Continuing the Housing Options Project to determine where and how different housing types (duplexes, triplexes, quadplexes, townhomes and cottage clusters) will be allowed in the city's residential areas in compliance with House Bill 2001. The Housing Options Project has developed a preferred approach, and city staff are working on implementing that approach through Development Code language. Information is available at www.BeavertonOregon.gov/HOP. This will inform the approach in Cooper Mountain.

I appreciate Metro staff's continued support and participation in this effort as we plan for welcoming new neighborhoods in Cooper Mountain. I am confident that the city is on track to meet conditions of approval and would be happy to discuss the city's work plan for next year if you would like to learn more.

Sincerely,



Community Development Director



February 1, 2023

Marissa Madrigal
Chief Operating Officer
Metro
600 NE Grand Avenue
Portland, OR 97232-2736

Dear Ms. Madrigal:

This letter serves as the City of Beaverton's 2022 annual update on compliance with conditions of approval and progress in developing the Cooper Mountain Community Plan.

Key project achievements since the 2021 annual compliance update include:

- Holding three meetings with the project Technical Advisory Committee and Community Advisory Committee to discuss trade-offs of the plan alternatives and to help shape development of a preferred approach.
- Continuing our partnership with Unite Oregon to discuss city housing efforts with historically excluded communities including immigrants, refugees, renters, English language learners, low-income populations, and communities of color. Multicultural engagement efforts include three community housing events (in English, Spanish, and Arabic) and discussions with the Inclusive Housing Cohort.
- Engaging stakeholders through interviews, board presentations, an online open house, and a workshop with Mountainside High School students to share findings and solicit input on the three plan alternatives.
- Discussing the alternatives evaluation and draft preferred approach with the City Council and Planning Commission to ask for policy guidance.
- Completing the alternatives evaluation and summary report (identified as Milestone 10 from Metro IGA Exhibit C). The three plan alternatives show different ways the city could plan for new housing, roads, parks, trails, utilities, commercial uses, and natural resource protection.
- Developing a preferred approach concept map that shows land use, transportation, and natural resource outcomes of the community plan (identified as Milestone 11). The preferred approach includes draft zoning and early ideas for how to achieve minimum housing variety and protection of significant natural resources through implementing code standards.

- Hiring a consultant to do more detailed analysis and code-writing related to natural resources, wildlife corridors, minimum tree canopy requirements, and new tree plantings.

The project team has also made significant progress on preferred scenario analysis (identified as Milestone 12), including completion of the traffic impact analysis and engaging project advisory committees regarding the draft preferred approach for Cooper Mountain. We anticipate making refinements to the preferred approach concept map during 2023 based on these findings and input from stakeholders.

In addition to the Cooper Mountain Community Plan, city staff completed other projects that support compliance with the conditions of approval and have citywide applicability. These projects include:

- Updating the Development Code to comply with conditions of approval related to future homeowners associations (precluding occupancy requirements and limits on housing types).
- Adopting Comprehensive Plan and Development Code amendments that implement the Housing Options Project, in compliance with House Bill 2001. The Housing Options Project determined where and how different housing types (duplexes, triplexes, quadplexes, townhomes and cottage clusters) will be allowed in the city's residential areas. More information is available at www.BeavertonOregon.gov/HOP.

I appreciate Metro staff's continued support and participation in this effort as we plan for needed housing, services, and infrastructure in Cooper Mountain. I would be happy to discuss the city's work plan for 2023 if you would like to learn more.

Sincerely,

A handwritten signature in black ink, appearing to read "Anna Slatinsky". The signature is fluid and cursive, with a long horizontal stroke at the end.

Anna Slatinsky
Acting Community Development Director



January 3, 2024

Marissa Madrigal
Chief Operating Officer
Metro
600 NE Grand Avenue
Portland, OR 97232-2736

Dear Ms. Madrigal:

This letter serves as the City of Beaverton's 2023 annual update on compliance with conditions of approval and progress in developing the Cooper Mountain Community Plan.

Key project achievements since the 2022 annual compliance update include:

- Completing Milestone 12 (Community Planning: Preferred Scenario Analysis), including completion of the traffic impact analysis, a draft of the Transportation Planning Rule findings, and a draft of the Environmental, Social, Economic and Energy Analysis for areas deemed significant in the plan area.
- Completing a draft of the Cooper Mountain Community Plan (Milestone 14) and presenting to City Council and Planning Commission to request feedback on goals and policies relating to land use, housing, roads, parks, trails, utilities, commercial uses, and natural resource protection. The draft Community Plan is based on the Preferred Approach, which was informed by community members through public engagement.
- Holding meetings with the project Technical Advisory Committee and Community Advisory Committee. Topics included the approach to natural resource protection, the approach to tree protection and a discussion about the goals and policies in the draft Cooper Mountain Community Plan.
- Creating a draft Land Use Map and draft Zoning Map (Milestone 14), which includes proposed land use designations and implementing zoning districts for the Cooper Mountain Community Plan area.
- Completing a full draft of Development Code updates for the Cooper Mountain Community Plan area (Milestone 14), which include rules for achieving minimum housing variety and integration in all neighborhoods, protecting significant natural resources through a Resource Overlay and accompanying regulations within the overlay, preserving trees and enhancing tree canopy, providing parks in all neighborhoods, requiring two small commercial areas and allowing small-scale commercial uses in residential neighborhoods to make it easier for people to access goods and services near where they live and work.

- Making significant progress on the Infrastructure Funding Plan (Milestone 13), which will address how to fund infrastructure provision in the area, including transportation, sewer, water, stormwater, and “purple pipe” non-potable water. The Funding Plan is based on the draft Utility Plan for the plan area. Staff has been meeting with Washington County, Tualatin Hills Park & Recreation District, Clean Water Services, developers and homebuilders to present options and request feedback on different ways to fund infrastructure in the area.

In addition to the Cooper Mountain Community Plan, city staff completed other projects that support compliance with the conditions of approval and have citywide applicability. These projects include:

- Adopting an updated Housing Needs Analysis and Housing Production Strategy reports, which include strategies the city will implement to address housing needs in our community. The strategies cover a range of topics such as funding affordable rental housing and promoting homeownership.
- Updating Development Code changes to allow mass shelters and domestic violence shelters in all zoning districts and update the process for opening emergency shelters during disasters and emergencies that threaten life or public health.
- Adopting a Complete Streets policy, which will guide the direction of all city transportation decisions and projects, including an upcoming update to Beaverton’s Transportation System Plan. The Complete Streets policy prioritizes active transportation options over single occupancy vehicles, enabling safe access for all people who use them.

In January, staff plan to review the Land Use Map, Zoning Map and Development Code update with community members. Soon, staff will also request feedback from Planning Commission and City Council at multiple work sessions. The current schedule anticipates the City Council considering Cooper Mountain regulations for approval in fall of 2024.

I appreciate Metro staff’s continued support and participation in this effort as we plan for needed housing, services, and infrastructure in Cooper Mountain. I would be happy to discuss the city’s work plan for 2024 if you would like to learn more.

Sincerely,



Dan Weinheimer

Acting Community Development Director



March 31, 2023

Glen Hamburg
Associate Regional Planner
Metro
600 NE Grand Avenue
Portland, OR 97232-2736

Dear Mr. Hamburg:

The City of Beaverton would like to request an extension to December 31, 2024, for delivering Milestones 13: Infrastructure Funding Plan and Milestone 14: Adoption and Implementation.

The city has made significant progress on the Cooper Mountain Community Plan, progressing to the development of a Preferred Approach for development of the 1,200-acre area. The city requests more time because of the city's ambitious goals to provide more housing in Cooper Mountain; add a commercial element to provide more complete neighborhoods; and protect, preserve, and enhance natural resources. In addition, the project has faced significant challenges, including departures of key city project managers, difficulty hiring staff, and the study area complexity (including slopes, creeks, and natural resources).

The Beaverton City Council's goals for the project, found at www.BeavertonOregon.gov/CM, required additional staff and consultant work to find ways to provide about 30 percent more housing than Metro requires in its conditions of approval. Following Council direction, city staff also spent additional effort to study ways to make Cooper Mountain neighborhoods more complete by allowing commercial – both in two small commercial areas as well as contemplating innovative ways to allow small-scale commercial uses in residential neighborhoods. Given the importance of natural resource protection and tree canopy to the Council and community, the city has dedicated staff time and additional city dollars to come up with custom Cooper solutions.

Beaverton is going above and beyond to create great, equitable neighborhoods with a variety of housing types, commercial opportunities, and natural resources.

During the Cooper Mountain Community Plan project, the city experienced the departures of both the Cooper Mountain Utility Plan project manager and the Cooper Mountain Community Plan project manager. The utility plan is a separate but related project that is essential to the overall community plan. Changes in these roles caused significant delay, particularly with the difficulty of hiring in the post-pandemic jobs market. The city also has been working to understand how creeks, upland habitat, steeper slopes, and landslide hazards should influence the community plan and future regulations, which has taken more time and thought during the process.

The city now has the staff assigned to the project and the consultant resources to complete the project. Given the complexity of the work that remains, including developing the funding plan and working with a large number of property owners to finalize the zoning and funding approaches, the city is confident the project can be completed during calendar year 2024. We are currently shooting for mid-year 2024 but requesting an extension that would allow for unexpected delays or requests from decision-makers for more time to consider Comprehensive Plan, Development Code, and funding approaches for this complicated study area. The extra time also provides the city the ability to react to additional expected laws and state administrative rules expected out of this legislative session.

Beaverton appreciates Metro's support and looks forward to delivering high-quality Comprehensive Plan, Development Code, funding and implementation documents (Milestones 13 and 14) that add needed housing and deliver great, equitable neighborhoods for the region.

Sincerely,

A handwritten signature in blue ink that reads "Cheryl Twete". The signature is written in a cursive, flowing style.

Cheryl Twete
Community Development Director



600 NE Grand Ave.
Portland, OR 97232-2736
oregonmetro.gov

April 12, 2023

Cheryl Twete, Community Development Director
City of Beaverton
PO Box 4755
Beaverton, OR 97076

RE: Timeline for Metro Contract 936296 – “Cooper Mountain Community Plan”

Dear Cheryl:

Thank you for your letter dated March 31, 2023, requesting an extension to the deadlines for delivering Milestones 13 (Infrastructure Funding Plan) and 14 (Adoption and Implementation) of “Exhibit C” to the IGA for Metro Contract 936296, as last amended September 25, 2020. Metro is willing to grant your request.

While Metro Ordinance No. 18-1427 required comprehensive planning of the Cooper Mountain area to be completed by December 13, 2022, we appreciate that certain factors, as detailed in your letter, have necessitated delays. Metro also recognizes that the City of Beaverton is aiming to exceed the minimum requirements for planned housing in the Cooper Mountain area while also working to protect the local environment and its natural resources.

We have revised the “Exhibit C” to list the due date for Milestones 13 and 14 as **December 31, 2024**. Given the urgent need for housing in the region, we hope that the Cooper Mountain Community Plan can be adopted as quickly as reasonably possible before that date.

Sincerely,

A handwritten signature in black ink, appearing to read "Andy Shaw", with a stylized flourish extending to the right.

Andy Shaw
Planning, Development and Research Interim Director

Attachment (Metro Contract 936296 IGA “Exhibit C”, as amended April 12, 2023)

CC: Malu Wilkinson, Equitable Development and Investment Program Director
Eryn Kehe, Urban Policy and Development Manager
Roger Alfred, Senior Assistant Attorney
Mary Anderson, Senior Management Analyst
Serah Breakstone, 2040 Planning and Development Grants Manager
Glen Hamburg, Associate Regional Planner