

ONLINE OPEN HOUSE #1 OUTREACH SUMMARY

TO: Cassera Phipps, City of Beaverton
FROM: Jenny Clark, Adrienne DeDona, JLA Public Involvement
CC: Joe Dills, Kyra Haggart, APG
DATE: August 12, 2020

Purpose and Overview

The purpose of the online open house was to elicit feedback from the community on the planning effort that will determine how to provide new homes, roads, parks, and welcoming neighborhoods to Cooper Mountain. This input will be used to refine project goals and help develop the project vision as part of the project's research and analysis phase.

The community plan will take roughly three years to complete, with the community planning portion of the project expected to begin in early 2021. This process will help inform the hearings and actions phase which is anticipated to begin August 2022. Annexation and development is not expected to occur until after the planning process is complete.

The online open house was available for public comment just over three weeks between June 26 and July 22. The following report summarizes the online open house format and feedback received.

Format

The online open house offered three stations for visitors to review: Project Background, Share Your Ideas, and Next Steps.

- **Project Background:** Informed visitors of project background and purpose and overviewed the importance of the Cooper Mountain Community Plan. Community input gathered so far was provided along with a map of the project area for review.
- **Share Your Ideas:** Asked for visitor comments on project vision through a "Comment Wall" as well as other ideas or concerns about the community plan.
- **Next Steps:** Thanked visitors for their feedback and presented a graphic illustrating the project's target schedule along with contact details for any further questions or comments. Optional demographic questions were also included as well as a space for visitors to sign up for project updates.



Notifications

- Project website
- Postcard Mailer to area residents
- Email Blast to project stakeholders list
- City of Beaverton Social Media platforms, including Nextdoor and Facebook

Response

There were 353 unique IP addresses recorded as visiting the online open house between July 1 and July 22. Online visitors submitted 68 comment forms and made 60 comments on the “Comment Wall,” which was visible to the public.

Feedback Summary

Feedback was collected from participants in the stations “Project Background” and “Share Your Ideas.” The “Project Background” station asked participants to comment on the draft project goals as well as to review and add to a summary of public input gathered so far. The “Share Your Ideas” station asked for comments on project vision and further considerations for the community plan. A complete breakdown of all open-ended comments gathered in the online open house is included below in Appendix A.

Overall, participants were concerned primarily with conserving natural areas and existing residential spaces and introducing new development within neighborhoods in a manner that maintains a sense of place that is unique to Cooper Mountain. Traffic was brought up as a key challenge to growth, as was integration of multimodal transportation and trail networks. Participants stressed the importance of consulting Cooper Mountain property owners before and throughout the decision-making process and shared a vision for the future that prioritizes the environment in addition to connectivity of shared spaces. Below is a summary of the feedback received.

Additional Concerns

Participants were given an overview of feedback gathered thus far and asked if they had any additional concerns. Key responses are summarized below.

- Protecting wildlife corridors, habitats, and natural resources.
- Addressing capacity challenges for residents and school districts that would come with new development and urban growth.
- How to fund infrastructure additions.
- Ensuring safe passage for bikes and pedestrians through traffic calming measures and not prioritizing car mobility over walking and biking infrastructure (bike lanes).
- Maintaining open spaces and natural components of the rural community and protect existing properties.
- Creating welcoming spaces, cultural resources, and local neighborhood connections for new residents in affordable/multifamily housing.
- Addressing existing and future traffic and prioritizing regional connectivity to public transit.



- Safely integrating mixed-use commercial development and multimodal transportation into residential spaces.

Project Goal Refinement

The existing project goals were bulleted for review, and participants were asked if they had any suggestions on how to improve them. Key responses are summarized below. Responses are not listed in priority order.

- Preserve green spaces and maintain/enhance the natural habitat in the area.
- Create/enhance connectivity using trails.
- Consult landowners and community organizations as valuable participants in decision-making.
- Include bike/pedestrian options.
- Reduce road congestion, noise, and increases to traffic.
- Create accessible common spaces that emphasize walkability and nature.

Future Vision

Participants were asked to describe their ideal vision for neighborhoods in Cooper Mountain. Key responses are summarized below.

- A vibrant, diverse, environmentally friendly community imbedded in the area's natural beauty with residents who share in the planning, maintenance, and enjoyment of shared spaces.
- Balance to new housing and commercial development, and integration of this growth with the natural area so green spaces can flourish.
- Extensive trails in publicly owned natural areas with walking and biking infrastructure and car traffic control.
- Mixed housing options that include walkable residential neighborhoods and encourage connectivity to natural areas.
- Mixed-use development where commercial, community, cultural, and residential structures are well-integrated, and small businesses/local job opportunities are promoted.
- Regional connectivity through a transportation plan that connects Cooper Mountain to other areas.



Appendix A. Open-Ended Comments

Please note: The comments below appear as they were written by each participant.

Are there other concerns or challenges that you think should be addressed in the Community Plan? If so, please describe.

- WILDLIFE is NOT being protected. OUR Majestic Cooper Mountain is being destroyed. Longtime property owners should NOT be forced to sell their property for urban growth. And the over saturation of new home builds is hurting the current market in original neighborhoods. And Mountainside HS is ALREADY completely at a MAX of students. And Cooper Mt Nature Park is ALREADY at full capacity often with parking and abundance of visitors.
- Use of progressive and intelligent traffic calming measures to maintain around the clock safety for neighbors and especially the big in and out flux of the large Mountainside High School student population (who will walk/bike/drive/be driven). Traffic calming such as roundabouts, chicanes, chokers, corner extensions or blurb-outs, diverters, median barriers & islands, textured crosswalks with flashing lights, realigned intersections, speed cushions & humps, raised crosswalks, traffic circles, etc. Safe passages cannot be addressed enough as this area will explode with growth. Scholls Ferry Rd is already an extremely busy road and so is 175/Roy Rogers.
- Regret that this ""in the country"" atmosphere that we have enjoyed for several decades will be lost to urban development.
- We need to publicly purchase the full Metro Greenspaces bond acquisition target acreage for Cooper Mt. Nature Park. We are currently only half way towards the ultimate targeted acreage for that Park.
- Unidentified Upland Habitat and Headwaters. There are at least 2 (maybe 3) undocumented headwater sources on top of Cooper Mountain which feed significant creeks below - and these headwaters are not protected by Tualatin Basin Goal 5 Plan nor Metro Title 13, etc. This is an important gap in policy at this time.
- Significant natural resource protection/enhancement; establishment of sustainable wildlife corridors; preservation of view sheds; trail connectivity both internal to the area and to other places like Jenkins Estate, So Cooper Mtn Park and the Westside Trail
- For safety sake, transportation projects/connectivity should provide separate channels for vehicle, bicycle, and foot traffic.
- I realize a lot of natural resources have been destroyed and have been impacting wildlife and our everyday lives in recent years in this area. Traffic and its noise have been increased significantly, students at overpopulated schools have to study in temporarily provided sheds on the school ground, teacher/ students ratio became worse due to the population growth. On top of this, many trees are cut which used to help reducing noise, purifying the air, and cooling temperature which are essential in this global warming situation. This area used to be greener, and more attractive. Do you really think Development can occur preserving the area's beauty, key natural features and wildlife?
- I would like to a more nature-oriented community. Discourage planting lawns and water intensive plants and encourage more native plants.
- Will there be any apartments/rental units?



- Bike lanes needed especially on Kemmer, 175th, Grabhorn, Gassner, tile flat.
- Sidewalks needed and safe crosswalks. Speed limits should be reduced. These are no longer country roads.
- Please consider integrating environmentally-friendly development practices when impacting natural areas, existing wildlife habitat.
- You need to straighten out 175th at High Hill Lane.
- I'm concerned that too much prioritization will be placed upon road infrastructure to support large numbers of daily motor vehicle trips, rather than prioritizing walking and biking infrastructure. I don't think that simply supporting this latter type of infrastructure as alternative transportation is sufficient to counter motor vehicle related road congestion. By standard planning procedure, 3,760 homes represents a huge volume of daily motor vehicle trips which stand to adversely affect area livability quality due to noise, pollution, and traffic congestion.
- Making sure that the plan takes into consideration existing houses within the limit of the area, as well as houses that are outside the area but bordering it: my house is not in the area, but the area starts on the other side of my fence.
- Please plan LESS duplexes, triplexes and quadplexes and multi family units. Single family homes please
- Increased traffic on roads...S.W. 170th
- Developers need to pay for new schools, fire and police...not taxpayers!!!
- Where are these children going to school?
- Current property owners in Beaverton are paying on Three levies for Beaverton Schools!
- No more!!!!
- Transportation projects, especially public transit need to be mindful of encouraging good regional connectivity.
- Affordable/Multifamily Housing
- A chance for Beaverton to take a GREEN lead in commitment to housing that is net zero energy and is innovative in the ways different ages and groups interact (for example co-housing).
- The traffic on Grabhorn has increased significantly over the past several years. If 3700 homes are added in South Cooper Mountain, many of those people will probably work in Hillsboro. What is being done to mitigate/control/deal with the increased traffic on Grabhorn?
- Our land is 17477 SW Siler Ridge Lane. Our location off SW 175th Avenue is perfect for multi-use development. Please consider.
- In order to create vibrant communities that encourage multimodal transportation (bike, walk, public transit, etc) options (without complete dependence on automotive traffic) and bring business and jobs to localized areas; zoning structures that allow for mixed-use commercial and residential developments should also be considered. Our 9.8 acre property on the NE corner of SW 175th and Siler Ridge Lane is an optimal candidate for this type of consideration. Local coffee shops, convenient stores, and restaurants integrated into the residential community supports both businesses and neighborhood interests, and encourage populations to utilize local areas to receive goods and services rather than dependence on farther travel requirements.
- How will this impact the north side, north of Kemmer Rd?



- Flood the area with density that reduces the value of already existing homes. Traffic will be too much for roads making the area less desirable to live in
- Adding a focus on protecting the integrity and livability of the existing homes and properties in the area. There are many established homes that have been enjoying living in, and taking care of, this area for decades.
- I do not see community rec. centers and social hang outs in South Beaverton
- The traffic is horrible at kemmer and 175. The speed limit is not obeyed. And the promise of expanding weir road for 40 years has not happened. Spare me the details. Add a stop sign at 172 on Kemmer. Please, don't tell me why it can't be done. I need to get out of my driveway. 17277 SW Kemmer. What!! no sidewalks on the roads already in place?? and you could have done that work when 175 was worked on. Shame on you!!
- If River Terrace is an example of the development being sought; it's lack of vision is a terrible urban planning legacy to leave. Neighborhoods should be built for the long term; the aura of new will wear off of these quickly built, poorly planned developments with no personal space. Cooper Mountain will cease to be a desirable place to live as all of the open space and natural components which draw people to the area will be destroyed. Regardless of income levels, cramming as many people as possible into an area does not create a desirable community. And exactly where in the world are pedestrians and bicyclists going to go. This isn't urban, its really not suburban. Cooper Mountain is inconveniently located to most of Portland to co-opt a local advertising slogan.
- Adequate bike lanes down Kemmer Blvd. It's a busy street and people drive fast. It's especially dangerous near the Nature Park. Lots of people walking and biking in that area
- More access roads to Hwy 217 and Hwy 26 so that Murray, Scholls Ferry and Allen Blvd. are not so congested.
- The Cooper Mountain park and natural area are very important, including the special place for native plants and animals and being part of wildlife corridors. Much habitat will inevitably disappear with development. Finding additional ways to protect and enhance these attributes should be important in the planning process.
- There is a lot of emphasize on lower income housing and high density housing, but there is also a need for higher-end ""executive"" housing, which has been neglected in other Beaverton communities. I am of the opinion there is a need to include the full spectrum of housing diversity in our plans including executive housing, even though it may not meet the local required density requirements.
- Increased traffic in surrounding established neighborhoods.
- The experience from Bull Mountain teaches us that steep slopes are especially vulnerable places. Stream corridors need to be wider and better-protected, stronger erosion mitigation are required, tree canopy is especially important; roads and trails need to work with the terrain rather than fight it. Also, make sure lower-income households are not physically isolated from the rest of the neighborhood or from local natural and cultural resources.
- Crime prevention. As development inches (understatement) outward, i am seeing more ""tagging"", trash, and sketchy people going through my community. How does the city plan on patrolling this area? Will they have a sub-police station? 2. Traffic Safety, i see it listed above but it only addresses rural roads. I've see so much



more speeding traffic through Murray-Hill and the Cooper Mountain neighborhood is just getting started. This is very upsetting to me.

- Change the residential landscaping. For example: encourage, educate and support lawn alternatives. Promote native plantings.
- My visit to the park and nature trails did not include traffic. I was surprised to see the park parking lot almost full. Will the population justify small shuttles in addition to pedestrian movement?
- Consider moving north/south traffic flow to Grabhorn Road and away from 170th.
- Please do not build into the Cooper Mountain Nature Park. That would be absolutely disgusting and selfish of you to invade that natural habitat.
- Will Cooper Mountain Nature Park be completely removed under these new plans?
- As a resident of NCM, just on the north side of Kemmer, I am concerned about how my elementary age children will be affected by changes in school building and transfers. I would like for my kids to avoid multiple changes in schools but also do not want to be pushed out to lower-performing schools in anticipation of new developments.
- I am excited to see improvements in walkability and bike lanes.
- School boundaries changing to accommodate new growth while displacing existing residents to different schools.
- Will there be enough capacity in the current schools or will more be built?
- Big concerns regarding clear cutting being done before planning has started. Infringement of high density developments which have a high percentage of non-permeable soils. Development of neighborhoods with no possible local access to significant employment nor services. Lot sizes which do not allow for incorporation of trees within a neighborhood, resulting in heat islands. Infringement of high density neighborhoods on SNRs.
- How to maintain the "livability" of the area given the future increase in housing and population density. There should be areas that are designated for single family homes. There continues to be people that want to live in a more rural setting.
- Work within the constraints of EACH development by keeping with the lot sizes agreed upon... and NOT allowing for reduced setbacks to add more lots. Provide transportation, roadways, and other services WITHOUT using the right of domain to account for quick and cheaper ways for the City to get the goals accomplished. Provide public transportation FIRST to account for the increase in population and limit congestion which is currently already maxed out! Also have developments with increased lot sizes and 3 car garages vs cramming housing together.
- How do you recognize that this land has a past that extends beyond the colonization of Beaverton?
- Increased density will inevitably lead to more crime. How will the Community Plan address it? I would like to see a thoughtful discussion other than simply saying law enforcement is the responsibility of the Beaverton PD.
- How will the Plan accommodate the rights of the property owner who choose not to develop? How will new housing be blended in with existing properties in a harmonious way?
- SW 175th and SW Kemmer Road have no shoulders and no bike lanes. There should be trails and paths throughout.



Do you have suggestions on how to improve the project goals? If so, please describe.

- STOP harmful developing that is NOT needed at this time
- Save and add as many trees and green spaces as possible.
- Maintain as much native habitat as possible. Provide public access to such via trails through and between such areas. Cooper Mountain Nature Park is a tremendous asset and should be enhanced.
- Specifically call for completion of Cooper Mountain Nature Park at the 400 something acres called for in the Metro Greenspaces bond measures.
- Provide clear explanations for project decisions. Include state, county, and city policy history governing Beaverton Planning decisions and policy when these must override public input. Utilize community leaders to provide the networking to communicate and educate the public. Provide forums to establish community ownership and support of the Community Plan including establishing supportive organizations such as Tree Stewardship Groups, Bicycle Care, Community Gardens, School Support Groups. These groups would take responsibility for some of the maintenance and organizational responsibilities for supporting these programs.
- Create/enhance internal and external connectivity using various off-road trails
- Protect/enhance tree groves, upland habitat and wetland resources
- Please explain how we can preserve, incorporate, connect, and enhance natural resources in this overpopulated area where natural resources have been destroyed. I think we should plan how to make global warming slow down and protect wildlife habitats.
- I am bothered that the key features of the Exec summary does not mention bikes.
- I hope there will be plenty of sidewalks. Many of the neighborhoods around there have sidewalks, but not all of the main roads do.
- Cooper mountain nature park is a treasure and should not be developed.
- Protect natural areas, wildlife, and water ways... these are opportunities for innovation and creativity by the city and development plans that come forward. Example, balance large streets and sidewalks with maintaining, creating wildlife corridors.
- Yes please straighten out a 175th at High Hill Lane
- Related to what I wrote earlier: Minimizing the need for daily trips outside of the development for such things as jobs, food, medical care, school, is essential to correspondingly reduce road congestion resulting from excessive numbers of otherwise essential daily motor vehicle trips.
- Making sure that there is consistency of land use between the in-area and the bordering ou-of-area.
- Build homes based on the demographics of the people that already live in this area. Attractive mid to upper income Single family homes. We do not need more apartments!!! Or any low-income housing
- Developers need to budget for new roads, schools and police and fire.
- Beaverton residents should not have to fund these developments!!!!
- There are many successful models throughout the US for the construction of zero energy developments. (<https://www.whispervalleyaustin.com/about/>) Cooper Mountain presents a wonderful opportunity to not just talk about being smart and green but to actually DO it. The developments going up around Roy Rogers Road



are a terrible example of the same old same old when they could have been so much more. Strive for innovation!

- Contact the private landowners and come together on a plan
- Include local property owners in the decision-making process at all levels. The empirical data that that local property owners have collected longitudinally can serve as a great resource in the design and development process of the Cooper Mountain Community Plan.
- Keep away from the established north side of Cooper Mountain.
- Consider the existing homes already and not just place money over building too many homes in one area
- Again, I see nothing here about protecting the homes and lives of those that already live in this area. This is not wide-open rural space. It is filled with families and homes that live here because they love it.
- Noise reduction
- The goal is to have the new homeowners/developers help pay for improvements. Do not say it can't happen!!
- It would be helpful to know a more detailed timeline particularly in regard to the installation of sewer and road improvements.
- I've recently visited Lake Oswego Canal Natural areas. They are extremely degraded. TH nature parks are so much better. Maintaining them as models of natural areas within city limits. Being models for nature in the city would be a fantastic goal
- Allow enough flexibility in the planning and development process to allow current residents to maintain current or similar living conditions so as not to require ""indigenous"" residents to leave area to achieve those conditions.
- Senior friendly walking trails and parking
- Create usable common spaces (e.g., library, picnic areas, trails, community garden, etc.) and make them accessible to the entire community, especially lower-income and minority households. Emphasize local walkability, particularly access to natural resources. Make subdivisions walkable and interconnected, rather than the typical road peninsulas. Integrate green infrastructure--including conserving existing wetlands and tree canopy, as well as building ecoroofs and stormwater systems. Minimize or mitigate the impacts of heat, light, noise, traffic, and erosion to both people and natural resources.
- Have you gone door-to-door to ask existing "neighboring" neighborhoods how they feel. Not everyone gets on-line like me. I think the higher density living arrangements should go closer to the High School where its flatter. East Hills should have larger lots and Summer Creek preservation should be a higher priority. 2. I'm mostly concerned about transportation. From what i read of the plan, there is a lot of ""hope"" for ""future funding"", etc. Let's get that right! While I appreciate Planning and what it brings as far as balance of housing, retail, roads, etc...what i don't want to see is a community ""flash"" up with cheaply built homes, and then drive by it 20 years later and see it unkept. I would like to see strong homeowners associations...they really do work! The best neighborhoods in the metro area look nice for a reason...
- Can there be enough employment opportunities offered to justify employer and retail support for a local shuttle?



- Offer smaller dwelling sizes taking into consideration residents may spend more time outside in the natural area or views of natural areas (large and numerous windows) giving the dwelling a feeling of openness.
- In order to promote community, include shared green spaces and plans for many of the housing units to have front porches. Addressing increased transportation issues will be key to making Cooper Mountain livable. Walking paths separated from busy traffic will be essential.
- Do not build into the Cooper Mountain nature park.
- Bike lanes and sidewalks on current streets would be great- 175th b/w Kemmer and Rigert, Kemmer to Weir, near the nature park, etc.
- Make sure there are adequate schools
- Beaverton has allowed profit margins to lead the way; not concern for citizens, not interest in reasonably priced housing, certainly not concern for the local environment nor existing neighborhoods. Cooper Mountain, geographically, is not an appropriate location for high density development.
- Address the traffic on 175th and its inability to adequately support the future increase in traffic. Responsible funding should require that the developments be funded with the current tax structure. No new taxes or other revenue generating schemes.
- Make sure a development has the necessary services available before it is approved. And not approved first... and then get the services. and make sure the City does not stomp on the rights of the current residents and disrupt their neighborhoods and houses to achieve the the perceived achievable goals.
- I think you need to establish a utility district and tax these homes at rate that will pay back the cost of the infrastructure. The city should acquire the loans now while interest rates are at an all-time low, pay the loan maintenance fees until the land becomes taxable, recoup the cost of the maintenance fees from developers at land use approval, and overlay a special taxing district on top of the new development to pay off the improvements over twenty years, rather than subsidizing the development for both the developers and the new homeowners by using other funding sources.
- Having a goal specifically on policing/crime prevention would be great. Goal #5 above (facilities and infra for safe, healthy communities) seems somewhat related, but not specific enough on the topic of policing.

What else should we know or consider as we move forward with the Cooper Mountain Community Plan?

- There is a TON of wildlife that has not been researched or given proper considerations. This is the ONLY large nature area left in Beaverton and sadly it's a shame to destroy the last of it. Washington County will never be the same.
- Keep aesthetics top notch with many green spaces. Recruit reputable home builders who are not in a hurry to make this a cash cow and who build quality and energy efficient homes. We used to live in Bend and have followed the build-out of that town ... the fiascoes and the successes.
- Steep grades are too much for 99% of all bicyclists (and skateboarders) - need switchbacks, away from the fast-moving arterials up and down the mountain. Low-income housing may include ADA residents and these people need to be able to



get up and down the mountain to med appts & grocery stores - therefore special bussing and/or some form of strip mall is needed for easy access for local residents who do not have cars. 2) Other Nature Parks have lost indigenous birds/animals entirely due to development allowed right up against the park (even with chain link fencing installed) because of residents' cats/dogs killing the newborn wildlife. Just one example: Oscar Scherer Nature Park's Florida Scrub Jays population of over 2000 breeding pairs were totally wiped out by the residents' cats in less than 20 years. 3) Two homes on Outlook Lane had to be pumped out due to flooding and the other 5 had to install special drainage. The water table is very high at the top of Cooper Mountain - and the trees help to contain the steep flow of water down below. Flooding is a constant challenge.

- Put teeth into your plan to protect both sustainable environmental benefits and high-quality diverse housing
- Friendly environment with natural resources for wildlife and people in this community.
- I worry that the housing development is moving much too fast. Especially with the current economy, it seems foolish to continue with development at this pace. The development of infrastructure, including schools, has to keep pace with the housing development.
- Challenge status quo development practices and preserve what remains of the natural Cooper Mountain. Insist on small-footprint, environmentally friendly development. Insist on minimizing the size of roads and traditional hard-scape sidewalks. Insist on integration of ped/cycle/wildlife when developing transportation corridors. You have limited opportunities to get this right- so error on the side of conservation.
- Already built development along 185th, Cornell, Tanasbourne, emphasize dramatic livability declines that can arise from high levels of motor vehicle trips required for travel to and from daily destinations. Does anyone really desire what might literally be described as an ordeal, having to drive on 185th? Community design allowing for at least, shorter motor vehicle trips primarily by community residents and service providers, and superior infrastructure allowing for large numbers of daily trips by walking and biking, can minimize livability declines due to excess motor vehicle trips made.
- Keep forests and wetlands and animal habitats. Have houses be single family units. NO high density dwellings
- Publish Beaverton school districts impact statement on schools...
- Where are these children going? All schools are already full!
- Who is paying more police and fire?
- COVID has shown people like to walk. Streets, sidewalks, and trails should be designed for the best walking experience.
- Please please please make energy efficiency a priority!!!! Livability flows from that emphasis.
- Walking to restaurants and small shops is ideal. Must be considered especially with view of Mt. Hood and Mt. St. Helens on top of the hill
- Development must be mixed-use commercial and residential in order to prevent unnecessary nodes of traffic congestion, and promote small business and job opportunities to the local neighborhoods.



- Read the comments above and do not cram 3,760 homes into the peaceful, serene area that has already been infringed upon at the top of the mountain with recent developments and deforestation. Does Beaverton consider increasing its tax base as the number one priority? Apparently so, as evidenced by the building that has already been started/completed.
- Need to improve already congested traffic problems. Focus on infrastructure more than filling every space with more homes.
- Since the development both above and below the UGB area, those of us that live in the UGB area have seen a substantial increase in wildlife being forced on to our properties. It is vital that the new plans connect the open/natural spaces with significant arterials (not just heavily human trafficked trails - i.e. power line trails) those do not provide safe, protected arterials for wildlife.
- Please consider traffic flow. A lot of people who use Tile Flat & Grabhorn to get over to Aloha will be impacted. Will there be new traffic patterns/lights for these roads?
- Involving professional ecologists and landscape specialists in creating living spaces that enhance and respect nature and natural areas.
- Provide conditions so existing residents feel comfortable staying in the area.
- Consider winter ice conditions. Bury utility poles going up Miller Hill Rd as they are unsightly and overloaded with existing utility extensions added for communities recently established on Cooper Mountain.
- Cooper Mountain Nature Park is not just an important natural area on its own; it is a link in a critical natural-resources corridor extending from the Tualatin River into central Beaverton. The development needs to avoid or mitigate impacts to that connectivity as much as possible. Remember, the Cooper Mountain neighborhood isn't an island--it exists in a larger context.
- Pre-screen the home builders and hold them to high standards. Don't back down. They make so much money, so don't let them build cheap homes with cheap roofs and cheap siding/decks/etc. Build Apartments near the High School, that's where ""Main Street"" and higher density should be. Have some concern about sending ""Collector"" traffic directly through Murray Hill neighborhood. There are small children and Nancy Ryles elementary school here and we are already seeing a ton more traffic speeding through here!
- Please consider wildlife corridors as part of the plan to ensure that species living in the area now are able to continue living in the area.
- Working toward a more social and community involved neighborhood. A goal of residents having opportunities to share space and get to know each other. Residents sharing in the planning, maintenance and enjoyment of shared spaces. Pride in nature, trails and neighborhood.
- I do not want to see the Cooper Mountain Nature Park removed to add more homes.
- Protect sensitive natural resources and provide trails and access in less sensitive natural areas.
- Include open spaces, mature trees, and neighborhood parks in all housing areas to allow for equitable access to nature.
- Ensure wildlife corridors are part of the plan to ensure species living in the area are able to continue living in the area.
- Please avoid displacing current students to make room for schools that don't exist.



- The city is expanding too fast and can't build enough infrastructure for the demand. Also, for the past 15 years Beaverton has been displacing long standing resident students to other schools in order to accommodate the influx. Meanwhile our property taxes pay for these schools and you keep asking us to pay for bond measures.
- Where will all the new residents work and where will their children go to school are not the schools in this area already at or above capacity?
- South Cooper Mountain is a disaster: it has been so poorly planned; along with River Terrace, it is a suburban wasteland. These areas along major thoroughfares SHOULD have been used for employment and services for residents. Now the city wants to transform the more geographically challenging North Cooper Mountain into what? More housing? You have doomed West Beaverton and the east side of Aloha to being traffic thoroughfares, stinking of exhaust, and side streets being too busy to allow safe transit by our children.
- Allow for more than 7 days for people to comment, agree or disagree with projects coming up for approval. People need time to reply and ask questions. Not be rushed thru!
- Mass transit isn't going to solve your transportation issues in this corridor, people are not going to leave their homes for a two hour bus ride into Portland, you need to work with regional partners to come up with a transportation plan that address not only this development but also South Hillsboro, and North West Tigard.
- Lower speeds throughout. Twenty is plenty in neighborhoods.

Comment Wall: Imagine 20 years from now there are new neighborhoods in Cooper Mountain with 3,760 homes, as described in the Community Plan. What would you like to see?

- A reconsideration and INPUT from residents. We were NOT considered in this planning so far....
- Top of the line walking and biking infrastructure using extreme traffic calming measures such as roundabouts, raised crosswalks with flashing lights, chicanes, speed cushions. Educate drivers.
- Larger Cooper Mt. Nature Park, possibly extended to Winkelman Park, Extensive trail THPRD trails throughout area and connected to other locales. Lower density development than going in downhill.
- A number of publicly owned natural areas on Cooper Mountain including a 400 plus acre Cooper Mt. Nature Park.
- ADA and stroller-friendly/bicycle-friendly pathways up and down the steep mountain 2) Edge habitat buffer zones around CM Nature Park to protect newborn wildlife from domestic cats and dogs
- I see a vibrant, walkable and bikable, diverse community loved and protected for its natural beauty; a mix of housing/shops in amongst trees; parks; trails & open space
- Unbuildable land and all riparian corridors in the project area are added to the existing park infrastructure (e.g., Cooper Mountain Nature Park, Winkelman Park) and linked via trails and bikeways.
- Natural resources, wildlife, environmentally friendly community.



- Plenty of safe bike corridors, not in major traffic. A ban on bike lanes that end abruptly into traffic. Front yards big enough to plant a shade tree instead of curb trees. Minimize street widths.
- People of all ages, knowing their neighbors (at least by face) because they all use the parks and sidewalks and bike lanes.
- I would like to see schools in the neighborhoods that are not overcrowded and that kids can get there by walking or biking.
- Environmentally-friendly developments showcasing innovative / creative ways of preserving natural green space, wildlife habitat, and water ways.
- A shopping center with food and groceries, like Murrayhill.
- Quiet streets, streets mostly free of parked motor vehicles, walking and biking infrastructure, well lit, designed to comfortably and enjoyably prioritize large numbers of people walking, biking.
- A mix of single family and multi-family residential homes to complement existing neighborhoods.
- Low to very low-density housing, with lots of parks and trails, to preserve the natural and country life aspect of the area as it is today.
- Lots of the existing native trees and open spaces and animal habitat remaining. Woods kept wherever possible for privacy. Nice curving streets designed around the natural slopes of the land.
- No thanks!!!! We are already overdeveloped.
- Have you been on Hwy 217 at 7:00 am or 4:00 pm???
- No more development without funding for schools, police, fire, roads, shopping.
- No more taxes and levies
- Mixed-use areas close to walkable residential neighborhoods with a mix of housing sizes and options. Building while persevering our mature trees
- Design standards for construction so that houses, buildings, streetscapes, and public areas stand the test of time from an architecture and durability standpoint.
- A mix of affordable housing options to provide housing to those that want to live in a nice neighborhood but are often not able due large homes and large lots that are unaffordable.
- Energy independent housing, commercial buildings and schools. Buildings with character and low maintenance requirements. Easy access to outdoors, greenery walkability. See www.whispervalleyaustin
- Nothing but horrible traffic jams to the north of South Cooper Mountain. There are needed improvements made to Roy Rogers Road, but what about the other main roads leading from South Cooper Mountain?
- Multi-level and multi-use development where nature is preserved but you can walk to dinner and to your gym. Animals and plants minimally effected and preserved.
- I would like to see mixed-use development where commercial and residential structures are well-integrated, and in close proximity. This encourages more multimodal forms of transportation.
- No increase in traffic that will further impact the quality of life for existing homeowners on the northern side of the mountain. It is difficult to leave the area already. Do not destroy nature.
- LESS HOMES! Will lose tranquility of the area and livability. Adding so many homes and people cannot possibly make the area better. You can paint a nice picture...too many people, traffic.



- I see a focus on thoughtfully integrating and protecting the many estate type homes already established in this area. I also see considerable space dedicated to wildlife/green spaces.
- I know affordable living is a focus but there are also many estate type homes already established in this area. Please protect and support those properties.
- Smaller homes with a community street. I saw 1 in Beaverton. Please maintain the view at the new towers. Even a small park to walk from there to Cooper Mtn park. I will miss the last bit of solitude.
- Bike lanes on all roads to encourage physical activity while keeping people safe. Preserve as much nature, trees, animals as possible. Decrease townhomes and duplexes, in favor of single-family homes.
- Sidewalks, bike paths, wider roads.
- I see an area where people of all races, colors, and economic levels respect each other and the nature around them. I see people and the city enhancing nature in private and public spaces.
- I would like to see the walking and bike trails leading not only to parks, but also to a small commercial/community/safety/recreational center near the two new communication towers.
- THPRD community center with swimming pool and sports courts
- Integrate conservation design into the development, and do so equitably: abundant and accessible nature, green stormwater management, mitigate light pollution, as little pavement as possible.
- I would like to see residential areas that are well kept and not look trashy. I hate seeing houses smashed so close together. I really hope some property in East Hills will be larger lot homes
- Allow ADU's, community gardens, mini parks. Multi-dwellings like townhouses OK but Must include single story units for seniors, the disabled. They can be attached to save land. Lots of trees too
- I would like to see open spaces, mature trees, and neighborhood parks in all housing areas to allow for equitable access to nature.
- Integrate new housing with the natural area. Native plants, connecting trails, shuttles. Not the normal lawns and garage doors larger than the home entry.
- Maintain nature and green spaces throughout this area. Cooper Mountain is one of the few remaining areas left natural on the westside.
- I would prefer to see protected nature areas for everyone to enjoy the beauty that is quickly disappearing. I don't want to see 3,760 new homes which take away natural habitat for birds.
- No new homes.
- Green spaces throughout, bike lanes or shoulders in and out of the neighborhood on existing streets, commercial areas for small restaurants and gathering places.
- Honestly. I would not like to see these 3,760 new homes. You are essentially creating the same bottle neck problem in North Beaverton/ Stoller area. I would Consider leaving the city of Beaverton.
- I would love to see some single-story homes for those of us who have issues with stairs. Nice size single-story homes, maybe 2000 to 3000 sqft.
- Duplexes or quadplexes which allow for significant amounts of permeable soils/trees around the housing. Realistic planning for residents' parking: at least two parking spots PER RESIDENCE.



- How livable the area will be giving the increase in population, traffic etc. associated with placing another 3,760 homes in Cooper Mountain
- Wider roads, more parking, less congestion, larger lot sizes to balance the addition of more apartments, and smaller lots sizes
- Some diversity... It will be interesting to see the new census data on the makeup of South Cooper Mountain and the area to east, what do you call that South Beaverton?
- Nothing but parks and greenspaces and let the animals that live here live.
- The beauty of Cooper Mountain is living among nature. I would like to see this quality maintained as much as possible even with all the new homes and development.
- We need walking trails and bike trails around Cooper Mountain.



Appendix B. Final Questions & Demographic Information

10 people asked the project team to contact them as they had additional questions or comments.

Where do you live?

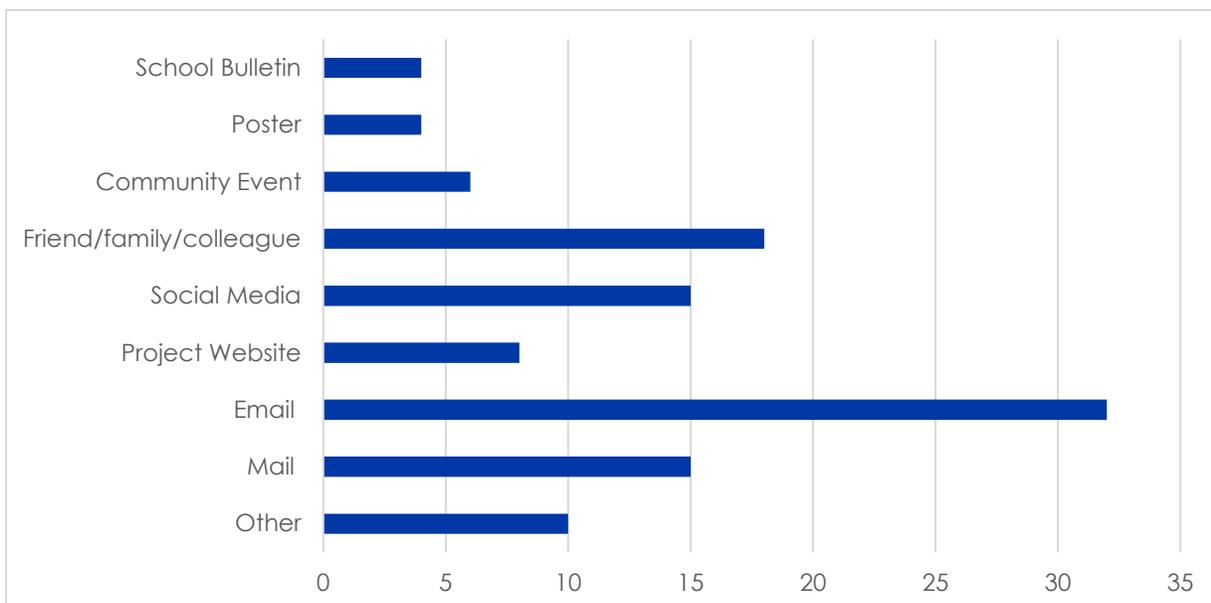
A **total of 60 participants** responded to this question.



What is your ZIP code?

A **total of 65 participants** responded to this question. Of those, 41 participants (63%) live in the 97007 ZIP code. Other reported ZIP codes included: 80206, 97003, 97006, 97005 (4), 97008 (3), 97019 (2), 97062, 97078 (2), 97219 (3), 97221 (2), 97223, 97225 (2), 98604.

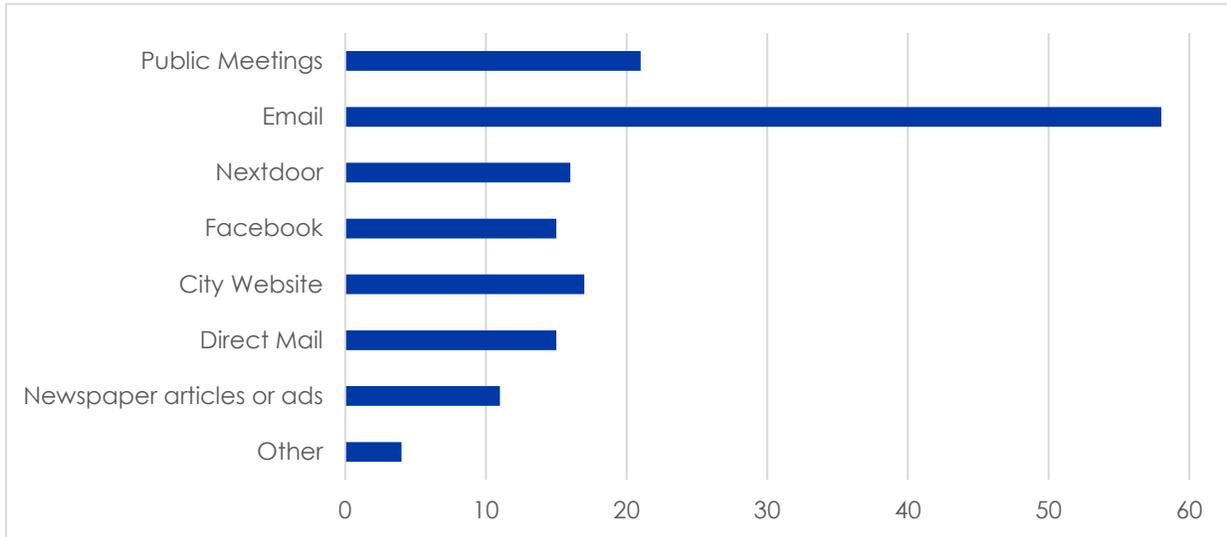
How did you hear about this online workshop? (Check all that apply.)



Other suggested options included: Your City Newsletter (6), Tualatin Riverkeepers (2), Nextdoor, and CCI.



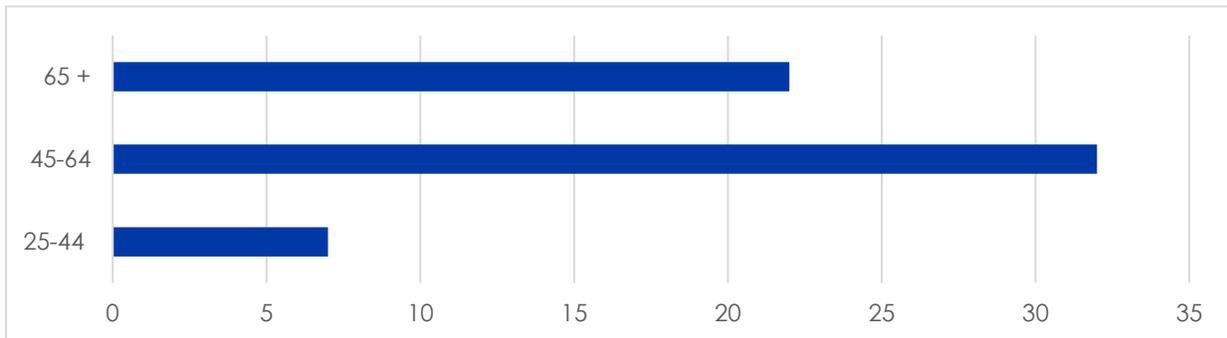
How can we best keep you informed moving forward? What ideas do you have for engagement? (Check all that apply.)



Other suggested options included: Text (2), door-to-door, and CPO/CCI

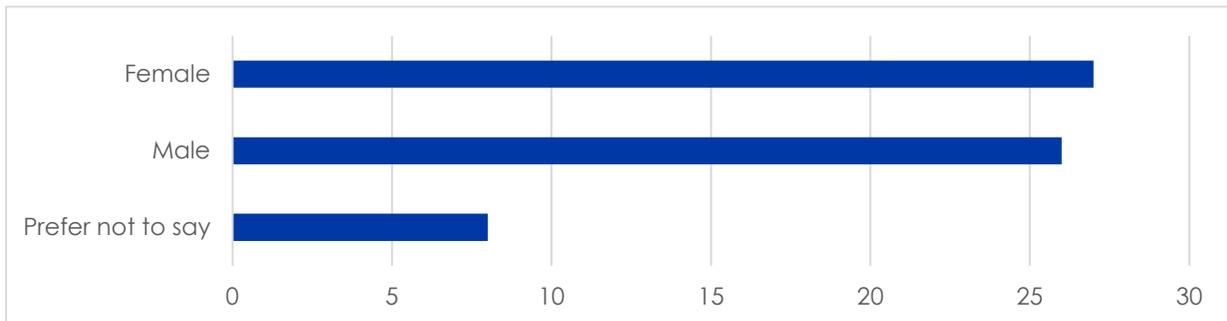
What is your age?

A total of 61 participants responded to this question.



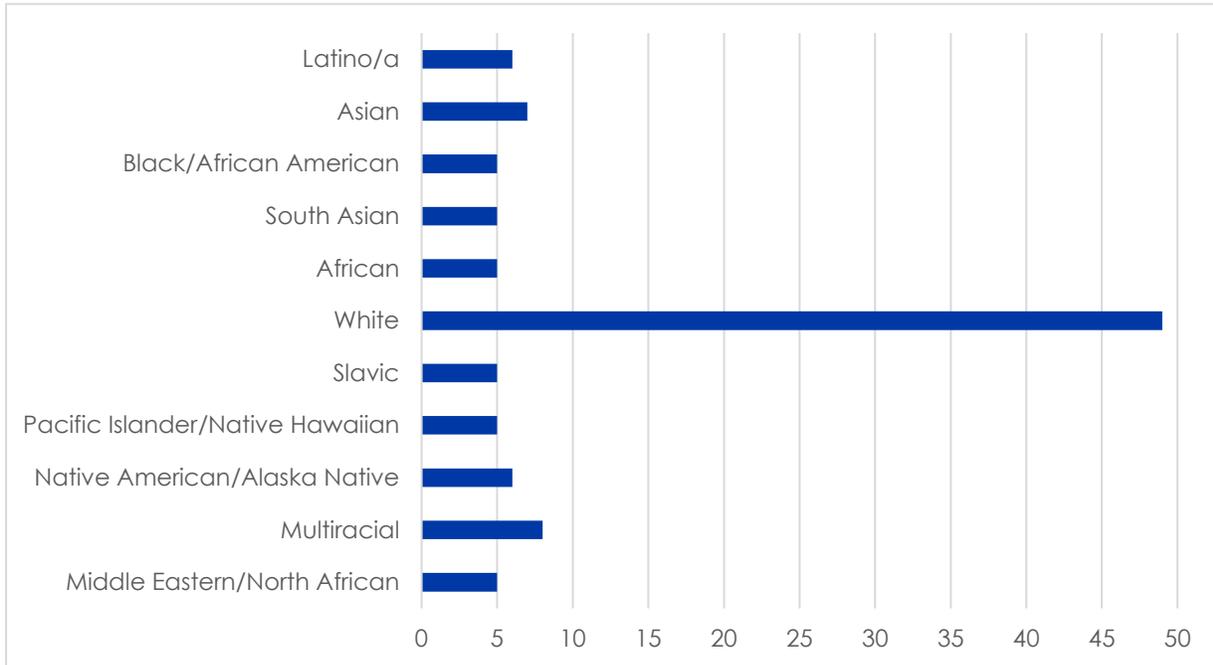
What is your gender?

A total of 61 participants responded to this question.



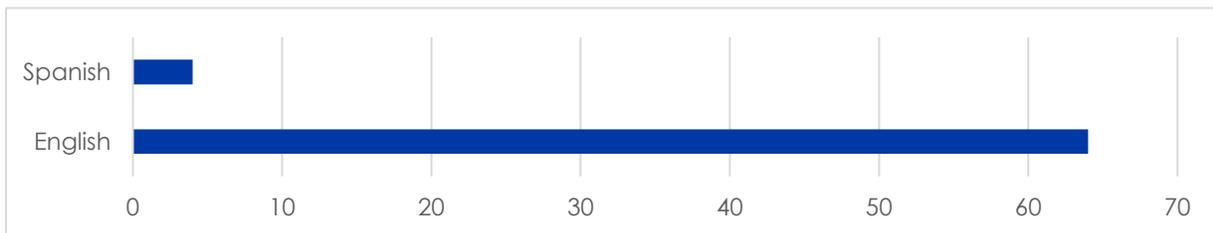


With what racial or ethnic group do you most closely identify? (Check all that apply.)



What is your preferred language? (Check all that apply.)

A total of 64 participants responded to this question.



What is your annual household income? (Check one.)

A total of 51 participants responded to this question.

