

# STAKEHOLDER INTERVIEW SUMMARY

**TO:** Cassera Phipps, City of Beaverton  
**FROM:** Adrienne DeDona, JLA Public Involvement  
**CC:** Joe Dills, Kyra Haggart, Andrew Parish APG  
**DATE:** June 8, 2020

## Purpose and Overview

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The Cooper Mountain Community Plan project team held discussions with key individuals and groups to solicit input on the vision, challenges, opportunities, and community engagement approaches to consider as the plan takes shape. Twelve stakeholder interviews were conducted between May 11 and May 26 by Adrienne DeDona (JLA) and Joe Dills (APG). Below is a list of the interviewees, key themes derived from the interviews, and specific feedback interviewees provided for each discussion question.

## List of Stakeholders Interviewed

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- Erin Wardell, Washington County Department of Land Use and Transportation
- Jessica Pelz, Washington County Department of Land Use and Transportation
- John O’Niell, Metropolitan Land Group (MLG)
- Darrel Smith, Metropolitan Land Group (MLG)
- Marc Farrar, Metropolitan Land Group (MLG)
- Jeannine Rustad, Tualatin Hills Park and Recreation District
- Liana Harden, Tualatin Hills Park and Recreation District
- Ashley Short, Tualatin Riverkeepers
- Michelle Miller, Washington County Department of Land Use and Transportation
- Theresa Cherniak, Washington County Department of Land Use and Transportation
- Tony Merrill, Hilltop Area
- Mimi Doukas, AKS Engineering (representing Tony Merrill)
- Sam Louke, East Hills area/CPO 6
- Steve Sparks, Beaverton School District
- Adam Stewart, Hillsboro School District
- Casey Waletich, Hillsboro School District
- Duncan Hwang, APANO
- Karmen Chavez-Sam, APANO
- Jairaj Singh, APANO
- Victor Palma, Unite Oregon

## Key Themes

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### Opportunities

#### Partnership

The Community Plan presents opportunities to form partnerships between existing stakeholders, such as between the School Districts and THPRD to co-locate schools and parks, as well as with Clean Water Services and developers to jointly develop stormwater facilities.

#### Connection

Stakeholders stressed the desire to create livable, walkable, connected communities through bicycle, pedestrian, and transit networks. A few comments also emphasized the importance of connecting South Cooper Mountain to North Cooper Mountain.

#### Nature preservation

The project provides an opportunity to outline ways to preserve and honor the area's existing natural resources by incorporating natural areas into facility plans, including trails, parks and other amenities.

#### Housing

The importance of providing a range of housing options for a variety of income levels was also expressed, as well as creating neighborhoods with easy access to nature and gathering spaces for family and cultural activities.

### Primary concerns

Stakeholders felt development plans should incorporate and maintain the area's natural beauty, and align with efforts to develop accessible, equitable housing that create a livable community for all residents. Some concerns were expressed regarding working within the existing topography and steep grades, especially for locating trails and streets.

Many stakeholders expressed the desire to ensuring a timely, effective, and collaborative planning process that engages diverse communities in a way that provides everyone with a voice.

There was some uncertainty expressed about including neighborhood commercial services and whether it would be feasible.

There is also a need to prioritize environmental mapping and preserve wildlife habitat and corridors. One local stakeholder noted that at least one important wildlife corridor had been cut off by recent development.

## Development-focused concerns

Developers mentioned the importance of using a hybrid approach to funding for infrastructure – combining private and public resources. Developers indicated that private construction of infrastructure is less expensive due to prevailing wage requirements in public construction projects.

It was noted that the development community needs involvement and clarity as early as possible in the planning and development review processes to prevent “surprises” at the final plan review and construction stages.

It was also noted that clarity is needed from the City related to credits and right-of-way acquisition. The current demand for increased density and middle housing is helpful; however, developing on the hillside may present difficulties. Allowing for flexibility with design standards will be necessary, such as narrower roads. In addition, the City should allow for split zoning for large lot development.

## Vision for the future

When asked about the future of Cooper Mountain and their vision for development, stakeholders expressed the desire for Cooper Mountain to maintain a vibrant sense of place and become a network of neighborhoods that supports community gathering places, multi-modal connectivity (e.g. bicycle/walking trails and access to transit), a variety of housing options, and good schools. It was also expressed that there be an integration of neighborhoods and amenities such as trails, parks, and gathering places that all community members can access to enjoy nature and get where they want to go by car, bike, walking or bus.

Several stakeholders felt the new neighborhoods on Cooper Mountain should reflect the diverse population of Beaverton.

## Public involvement process

Most stakeholders expressed the desire for a collaborative engagement process that builds on past efforts and includes regular, accessible communication and culturally specific outreach. Stakeholders who experienced the South Cooper Mountain process said it was effective. Many felt it will be important to have several engagement formats for hard to reach communities with authentic input opportunities that give everyone at the table a voice.

Stakeholders provided examples of the types of public information and engagement tools that they felt would be successful in keeping them and others informed, including:

- Regular email updates or a quarterly e-newsletter
- Social media updates
- Postcard mailings and door-to-door flyers that include contact information with a phone number for those that might lack internet access
- Focus groups or listening sessions could be useful when reaching underserved communities and community-based organizations who serve them (e.g. Unite Oregon, APANO, Centro Cultural, 1000 Friends of Oregon, Coalition of

Communities of Color, Muslim Education Trust, Unistar, Washington County Racial Equity, Muharas, Vision Action Network and the Beaverton BOLD program)

### Youth engagement

Both school districts and THPRD suggested authentically engaging youth in the project through a “real-life” planning exercise with students at Mountainside High School.

## Stakeholder Feedback

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Below is a bulleted list of summarized comments organized by discussion question.

### What are the opportunities you see for Cooper Mountain that we should consider?

- Developable land is mostly in Beaverton School District; and more natural area in Hillsboro School District
- There is potential to support one elementary school in the project area
- Beautiful natural areas can be incorporated into built facilities and amenities, such as parks and trails
- Learn from South Cooper Mountain and plan trails as part of the transportation system with an ADA compliant grade
- Form partnerships with the City and/or School Districts to co-locate schools and parks and sports fields and combine maintenance efforts
- Connect with North Cooper Mountain for sewer connection
- Prioritize protection (through purchase) and further acquisition in the Nature Park
- Consider funding through the Metro bond
- There is a possibility to annex into CWS right away for protection purposes (typically don't annex until development)
- Preservation of riparian areas
- Consider connections with Tualatin River and partnerships with CWS Plans or connections to create natural corridors for wildlife crossing
- Build on expectations for middle housing types and incentives
- Talk with property owners directly and learn how they want to develop their property and identify connection points based on areas that will develop sooner
- It's a small area and trying to achieve all the desired goals doesn't seem achievable, especially regarding the commercial area
- The plan should focus on a smaller set of goals, such as having a range of housing types
- Focus on assets that exist such as environmental amenities and that it's a nice place to live
- Given the scarcity of land there is the opportunity for partnerships (e.g. purchased land for an elementary school, and a partnership with parks for joint location of parks and schools)
- Ongoing coordination between partners who have a stake in Cooper Mountain
- Existing opportunities with topography and proximity to nature park

- Create an internal transportation network, including bike and pedestrian trails rather than 175th and Scholls Ferry
- Traditional greenfield development site that provides options for single family development
- Emphasize walkability and focus on creating a true center for services/cultural activities
- Access opportunity for mixed income neighborhoods and housing options
- Transportation infrastructure will be a challenge because of the area's hilly topography; this makes access to transit important
- Create a feeling of community that makes people want to live there that should include access to jobs, community activities, parks, schools, restaurants, and transportation
- Don't remove all the trees and build houses everywhere; mature trees on Cooper Mountain create a view of a forested hillside which should be preserved
- There are opportunities for development on top of the mountain, where it's flat and buildable (also on the west side of the mountain)
- Protect natural areas within land space and avoid problems that occurred on Bull Mountain
- Recognize the challenges with developing on slopes/mountain sides
- Use updated data
- Consider lessons learned with utility process and from South Cooper Mountain

**What are the main issues of concern for you/those you represent?  
Are there concerns and issues that you feel might undermine this process that we should be aware of?**

- The plan might be trying to achieve too much for the amount of buildable land there is to work with
- Need to focus on a smaller set of goals
- Unsure if commercial development is realistic because of constrained space
- Past studies were marginal about whether there was demand for commercial development in the hilltop area; there may be a desire for a corner Bodega
- Nothing happened with commercial property in North Bethany
- Agritourism could be feasible along Scholls Ferry
- Beaverton School District is not interested in changing the boundary line with Hillsboro School District
- There is capacity to accommodate the area with the elementary school land already owned, but if the school boundary line moved, more land would be needed, which would require a bond measure, which wouldn't likely be successful
- The hilly area will be a challenge for transit development; developing on slopes will be challenging
- Developers have issues with the large lots and split zoning not being allowed, which will need to be revamped to allow multiple housing types
- There needs to be room for flexible design standards
- When will THPRD need to contribute financially?

- Having an adequate mix of housing uses, how to develop the infrastructure, paying for everything, and working with the topography
- People being too dependent on single occupancy vehicles
- Incorporating transportation costs into housing costs
- Allow for mixed use development and ADUs for multi-generational families
- Overcoming the lack of accessible and affordable gathering spaces for cultural events and family gatherings
- Housing affordability standards and how to serve all incomes
- Community meetings and involvement; not everyone is fluent in English so consider translation services
- Diversity and inclusion; ensuring everyone has a voice
- 175th creates traffic back up, even after the traffic circle was put in, which makes people shortcut over the top of the mountain
- 175th is a snow zone and requires studded tires in the winter, and some people cannot afford snow tires.
- Preserve wildlife corridors
- Stormwater infiltration (Bull Mountain is an example and caused significant down cutting in streams from the volume and velocity of storm water:130 cubic yards of sediment per year)
- Natural resource maps need to be updated
- Include a diversity of voices in the process, including the Latinx community and housing fairness advocates
- There is a need for flexibility zoning when applied
- Development should move forward in a timely fashion
- Distribution of facilities should be done in an equitable way and not give some properties an extra burden
- Consider the big picture and begin coordination and planning earlier in the process
- There needs to be a collaborative relationship with the City
- Look at the environmental mapping and inventory studies up front
- Make sure there is an understanding of topography and slope grades
- It would be beneficial to allow private and public streets, especially with the topography on the Mountain

**What are your concerns, if any, related to and opportunities for different approaches to funding and construction (i.e. city lead / private lead / hybrid)?  
What opportunities do you think exist for these different types of approaches?**

- Use a hybrid approach of public and private funding and construction
- Private projects seem to be more affordable due to the requirement of prevailing wages on public projects
- Consider regional stormwater facilities in partnership with CWS
- Have clarity of credits and right-of-way acquisition up front
- There is demand for middle housing with connectivity, walking, and access to open spaces; but the hillside might make it difficult to implement
- Need to accommodate need for yard space and access to nature following the pandemic
- Denser housing is in high demand to drive housing prices down

- City policy around split zoning created a challenge for large lot development
- Good examples of hillside development in River Terrace and Forest Heights
- City needs to review hillside design standards and allow flexibility with private streets to accommodate narrower roads

## If you were to go away and come back 20 years from now, what would you hope to see in Cooper Mountain?

- Similar identity across community like South Hillsboro where there was a common theme/similar feel
- Amenities like schools, parks, and walking trails with interpretive/educational components
- Preserved natural areas/beauty such as streams and creeks
- Decreased carbon footprint
- Great active transportation connecting amenities
- Expansion of Cooper Mountain Nature Park
- More leisure-oriented park spaces than sports fields
- Find a balance between housing, natural resources and transportation
- Natural resources should be well integrated into the fabric of community
- Draw on views and natural beauty making it accessible
- Balance affordability by providing a wide variety of housing types
- North Bethany lesson learned to provide a buffer between new urban area and rural areas (farming); avoid farm practice conflicts
- Would like to see complete community with a range of housing, denser housing on flatter property, and transit to mountainside high school
- Integrate with Metro Park and THPRD trails using waterways
- Create an east/west and vertical connection
- Would like to see schools funded and built
- An area that represents the people of Beaverton with opportunities to walk and bike
- A balanced habitat and natural resources to create a complete community
- A strong Main Street Concept with a cultural center (like Orenco Station)
- Accessible, walkable community with a diversity of housing types
- Vibrancy that promotes environmentally and culturally responsive design
- Consider a cultural Eco district concept
- Build-off of Cooper Mountain Nature Park with a focus on access to nature and include community gathering spaces in natural areas
- Provide bike lanes and separated sidewalks on roadways
- Public transit and fewer cars on the road to reduce emissions
- Smaller, emergent business opportunity
- Do not gentrify the area and represent the people of Beaverton instead of creating a utopia for the wealthy
- Land use permit requirement to notify those within 500 feet of proposed development is not sufficient and needs to change
- There is no commercial development on the Mountain now but there might be an opportunity near the firehouse on the westside of the traffic circle for a small commercial center (e.g. a market, convenience store, or restaurant)

- Housing should provide opportunities for people to walk where they need to go, especially those that are transit dependent
- Creeks should be protected, including summer creek
- Decrease the carbon footprint, preserve habitat corridors, and protect natural areas
- Plenty of opportunities for walking and biking
- A sense of place that focuses on natural features
- Connections to parks, especially Cooper Mountain Nature Park
- Create a livable community with great parks, open spaces, and different housing types

### **In terms of the public involvement process, what has worked well or not worked so well in other processes you've been involved in? How can we best keep you and others informed and involved moving forward?**

- South Cooper Mountain ran a good process of involving stakeholders in a collaborative way
- Have interviews with property owners to understand their plans for development phasing to avoid pockets
- South Hillsboro process involved tours and coordination with Parks
- Online engagement (also need to consider connectivity issues)
- Distance education is now part of what the school districts do (re: COVID-19)
- Consider focus groups with underserved communities so they have a meaningful voice in the process and include translation options
- Include a personal approach to online open houses (e.g. recipes in lieu of refreshments, meet the team page, etc)
- Include positive messaging in meetings and materials
- Build on past efforts to avoid burnout
- Hold events in the area
- The mapping exercise at the South Cooper Mountain open house worked well (small groups and instant polling)
- Digital open house with live presenters
- Use a range of outreach techniques
- Engage people directly (more one-on-one or small groups) and early in the process
- Engage populations we don't normally hear from
- Participatory action research; community members as experts
- Focus groups, photo galleries, and other non-traditional methods
- Culturally-specific outreach is important
- Preference policies can be a substitute for ethnic requirements in an affordable housing project
- Provide compensation or stipends for folks who need it
- Acknowledge the digital divide and seek input through narrative-based dialogue
- Consider partnering with business community to contribute technology to get feedback from underserved areas

- Be aware of hate-bias, and mental wellbeing and think of how to consider in engagement approach
- Use email, social media, and Facebook along with postcard mailings/flyers that provide a phone number in case lack of internet access
- Put all residents on a mailing list
- Distribute a newsletter (quarterly or every 6 months)
- Communicate early and often
- Provide multiple avenues to collect and convey feedback
- Avoid jargon and provide a simple explanation of the project
- Make information available and in an accessible format
- Transportation is a big focus on Cooper Mountain; it may need to be addressed separately
- CAC and TAC model works well. Try to avoid disconnects between the two groups
- Have an ongoing "comment box" with input of the month/quotes
- Engage the Housing Leadership Cohort (the main key multi-cultural group the project team should work with)
- Attend regular neighborhood meetings
- Provide shareable information that can be easily passed on
- Give a clear expectation on when input is needed

## What groups or individuals should we make sure to engage moving forward?

- Involve CPO6 because they are cognizant of underlying issues and have a wide variety of perspectives
- Engage folks in North Cooper Mountain
- Consider how to include the harder to reach folks (in Beaverton, Latino and Asian) with the awareness that they also have other priorities
- Beaverton School District provides translation services; they were very well received in the Middle School boundary adjustment process
- Work with people already involved with City programs, such as the Housing Leadership Cohort and other City programs, including Beaverton BOLD
- High school students and their parents
- City Council and Planning Commission up front with developers
- Consider engaging employers to identify their need for housing future employees (Nike, Intel, high-tech businesses, non-profit housing providers)
- The long-range planning team (city, county, partners)
- The South Asian community in North Bethany
- Community-based organizations such as: Unite Oregon, APANO, Centro Cultural, 1000 Friends of Oregon, Coalition of Communities of Color, Muslim Education Trust, Unistar (CDC housing developer), WA County Racial Equity, Muharas, Vision Action Network
- Underserved communities such as: tribal communities, immigrants, refugees, people of color, rural communities/farm workers, Latinx community
- Neighbors on the hill
- Transportation stakeholders

- Both school districts
- 175th group

**What do you see as the best opportunities for youth engagement on this project? Are there clubs, extracurricular assignments, etc. where we can authentically engage youth on the committee or at public meetings, etc.**

- Families should be engaged to provide feedback for engaging kids and opportunities to get them out of the house
- Engage youth around park planning, consider youth in project messaging and communication materials
- Consider a planning exercise with youth from Mountainside High School
- Hillsboro School District has 3 youth board members that could be engaged
- The YAC – Youth Advisory Committee (at Groner)
- Consider a “Sim City” real life planning exercise with youth
- Consider youth in project messaging and communication materials

**Do you have any closing thoughts or concerns you’d like to share with us?**

- Consider school connections and connecting trails to schools
- Protect natural resources and provide equitable solutions
- Support the use middle range housing (townhomes, duplex, tri-plexes)
- Tigard Tree code was very innovative as an example of using incentives for tree canopy and preservation
- Consider co-location of parks and stormwater facilities
- Consider the pre-historic landslide that occurred in the area when planning development (north of Kink and east of 175th). Geologic surveys will need to be done
- Most residents will be shocked as development occurs because they bought in the area to be living in the country and have access to nature
- Apartments that were built across from the high school created a barrier for wildlife corridors
- Elementary school to be built in South Cooper Mountain will have enough capacity to serve the new area; Hazel Dell has room now too
- The projected attendance boundary (on the top of mountain and both sides of 175<sup>th</sup>) may have to be upsized based on housing types
- Consider incentivizing areas for protection (voluntary incentive for wildlife habitat and tree preservation)
- Interested in contextual planning for future urbanization and commercial uses for the area
- Consider the recently completed natural resource assessment
- Residents may have a potential issue with infill on developed properties
- Consider the local view of South Cooper Mountain and what property owners want (e.g. people value space)
- In terms of middle housing, more topography means more challenges for smaller footprints; but there is good demand for it

- Infill in the East Hills should be a light touch that keeps the natural character with some housing (low-density or cluster model that is a choice, not a requirement)
- Research and share outcomes of Cooper Mountain Transportation studies with developers (along with the natural resource inventory)