



South Cooper Mountain Concept & Community Plans

Frequently Asked Questions...

Why is South Cooper Mountain being planned?

The South Cooper Mountain planning area represents nearly 2,300 acres of land that is intended for future urban development over the next 50 years: two subareas that are inside the Urban Growth Boundary (UGB) and one subarea area that is designated as Urban Reserve (see below for more on urban reserves). In 2011, Metro added the 544-acre area along SW Scholls Ferry Road now known as the “South Cooper Mountain Annexation Area” to the UGB in order to provide land for housing to meet regional and city needs. The 510-acre “North Cooper Mountain” area was added to the UGB in 2002, but a concept plan was never adopted for that area. The “Urban Reserve Area” was designated by Washington County and Metro in 2011 as part of a comprehensive analysis of lands outside the UGB to identify priority locations for on-going agricultural use and for urbanization. In making the decisions to designate these areas for UGB expansion or as Urban Reserve, Metro took many factors into consideration, including the land’s suitability for agriculture and forestry and its suitability for compact, mixed use urban development. Planning for this area provides land supply for necessary housing identified through the city’s Civic Plan housing strategy and allows the city and community to proactively define a holistic vision of what South Cooper Mountain will look like in the future.

What are Urban and Rural Reserves?

The regional system of Urban and Rural Reserves was adopted in 2011 to establish a 50-year supply of land outside the existing UGB for possible urban expansion and to identify priority locations for on-going rural use. The intent was to provide long-term certainty for property on the edges of the UGB regarding whether or not that land would be considered for UGB expansion and to ensure areas brought into the UGB are urbanized efficiently. Urban reserves are intended to be lands that can become or contribute to compact, mixed-use, walkable and transit-friendly urban communities. They are the first priority for UGB expansion within the next 50 years. Rural reserves include high value working farms or forest or important natural features that will be off-limits for inclusion in the UGB for the next 50 years. Some lands outside the UGB are “undesignated,” meaning that they are neither a priority for UGB inclusion nor are they off-limits for UGB inclusion. For more on the Urban and Rural Reserves program, visit <http://www.oregonmetro.gov/index.cfm/go/by.web/id=26257>. The South Cooper Mountain planning area includes an urban reserve (formerly called Urban Reserve 6B). The area to the

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west of the planning area is rural reserve (west of Tile Flat Road) or undesignated (west of Grabhorn Road).

Why is the City of Beaverton leading the planning for South Cooper Mountain?

The southern part of the planning area (the “South Cooper Mountain Annexation Area”) was voluntarily annexed into the city in December 2012 after the land was added to the UGB. As a condition of the UGB expansion, the city is required to prepare a concept plan for all of what is known as Urban Reserve Area (URA) 6B in order to provide protection and enhancement of public lands and natural features. Also included in the concept plan is the North Cooper Mountain area that was added to the UGB in 2002 and remains in Washington County’s jurisdiction. An intergovernmental agreement (IGA) with the county delegates long-range planning responsibility to the city for the entire concept plan area.

Why didn’t Beaverton’s annexation of the 544-acre South Cooper Mountain area go to the voters?

Oregon law allows for several methods of annexation, one of which is a non-voting method known as “triple majority” annexation.¹ In the South Cooper Mountain Annexation Area, a large majority of the property owners, who also control a large majority of the land and the assessed property value in the Annexation Area, voluntarily requested annexation consistent with triple majority requirements.²

Is the city planning to annex the rest of the concept plan area?

No. Much of the Concept Planning area is designated Urban Reserve; property within the Urban Reserve cannot be annexed into the city until it is added to the UGB, which is a regional decision made by Metro. The city is also not preparing an annexation plan for the North Cooper Mountain 2002 UGB addition as part of this planning effort. The city agreed with Washington County and Metro to include these areas outside the city in the Concept Plan to capture the benefits of area-wide planning, realize cost savings and proactively address challenges in creating a long-term vision for the entire area.

¹ A “triple majority” annexation requires the following conditions:

- More than half of the owners of land in the area to be annexed petition the city for annexation;
- The owners consenting to annex own more than half of the land in the area to be annexed; and
- The owners consenting to annex represent more than half of the assessed value of property in area to be annexed.

² 82% of the Annexation Area property owners, with 87% of the property and 80% of the total assessed value in the Annexation Area requested annexation.

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When will development start in the South Cooper Mountain area?

Applications for urban development within the area that was recently annexed to the city of Beaverton will not be accepted until after the concept and community planning process is completed and city comprehensive plan and zoning designations as well as city natural resource protection standards have been adopted. Hearings for adoption of new zoning in the annexed area are currently scheduled for fall of 2014.

Development on existing lots of record within the North Cooper Mountain area is subject to current Washington County zoning regulations.

Development within the Urban Reserve Area is subject to the existing rural zoning until the area is added to the UGB. This could occur at any time within the next 50 years – there are no current plans to expand the UGB in this area. Once the area (or portions of the area) is/are added to the UGB, additional, more detailed community planning work will need to take place to refine the Concept Plan for this area and adopt urban zoning before any urban development could take place.

What is the housing density target for the plan area?

As a condition of UGB expansion, Metro set a target of 4,651 housing units to be planned for the South Cooper Mountain Annexation Area, based on early assumptions about available buildable land. This equates to a target density of about 15 units per acre. The actual number of planned housing units will likely be revised based on a refined buildable lands inventory.³ Natural resource protection strategies developed during the Concept Planning process may also affect the amount of buildable land available and the amount of residential growth expected. The average housing density is still expected to be close to 15 units per acre on the land that is suitable for development within the Annexation Area. This density can be achieved through various mixes of different housing types, but will require some attached (multi-family and/or townhome) housing. Density targets for North Cooper Mountain and the Urban Reserve Area are more flexible to respond to existing development patterns and valuable natural resources in these areas.

How will the infrastructure for the new development be paid for?

An early funding analysis will be prepared as part of the concept planning process using preliminary information on major infrastructure costs, revenues and funding sources. A Financing Task Force will work through the funding plan for each of the key infrastructure elements: water, sewer, storm, transportation and parks. The Task Force will begin work as the preferred concept plan is being developed and provide direction for the Draft Financing Plan prior to completion of the Concept Plan. The Draft Financing Plan will include an overview of funding options, infrastructure costs and a funding strategy for each specific project.

³ The Buildable Lands Inventory takes into account all constrained areas such as wetlands, vegetated corridors along streams and water bodies, floodplains, wildlife habitat and steep slopes; as well as committed areas that are already developed, school sites, parks and trails, streets and other civic uses.

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What improvements will be made to the transportation system to handle additional traffic from new development?

The impacts of future growth on the transportation system will be analyzed as part of the modeling and evaluation of the various land use scenarios that are developed for the area. The plan will address north-south, east-west and other regional travel issues in coordination with neighboring cities, Washington County, Metro, Tri-Met and ODOT. The objective is to plan for a well-connected transportation network that promotes options for all modes of travel and encourages walking, biking and future transit service. Although the plan won't solve all regional transportation problems, a carefully thought-out plan can identify feasible improvements that contribute to solutions, provide transportation options and improve livability.

What about extending transit to this area?

Tri-Met has no immediate plans to extend transit service to the plan area, but it is studying various options through ongoing Westside Service Enhancement planning, such as linking the area to Hillsboro, Murray-Scholls Town Center, Progress Ridge and other parts of the region. The South Cooper Mountain Concept Plan provides an opportunity to design future development to be transit-ready in order to support options for future transit service.

Are new schools being planned to serve the area?

Yes. In addition to a new high school being planned by the Beaverton School District for a site within the Annexation Area, one or two additional elementary schools will likely be needed to serve the area, which is currently split between the Beaverton School District and Hillsboro School District.

Will natural resources and habitat be protected?

Yes. The planning area contains valuable natural resources including streams, forested uplands and a few significant wetlands. In addition to avoiding or minimizing new impacts to these resources, other possible strategies include: protecting and improving wildlife corridors, protecting native Oak groves and trees, realigning streams back to their natural state and away from roadways, restoring agricultural wetlands to natural conditions, integrating stormwater management with natural systems, expanding opportunities to connect people with nature and promoting voluntary conservation measures.

How will stormwater be managed?

Stormwater management will be tailored to the unique soils and natural resources of South Cooper Mountain. Due to limited opportunities for stormwater infiltration given the area's slopes and soils, there will be a need for a comprehensive approach to stormwater management, including protection and enhancement of tree canopy, slowing of water flow to minimize stream erosion, detention ponds, and other applicable best-practice measures. The location, design and sizing of stormwater detention facilities – in coordination with natural resource protection –

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will be especially important. The project team is exploring a variety of options that will minimize the potential for streambed erosion and impacts to water quality. There is an opportunity to integrate storm water facilities into the plan so they are amenities to the community.

Will parks and trails be included in the plan?

Yes, expansion of existing parks and development of new parks are anticipated within the planning area. Metro has expressed an interest in expanding Cooper Mountain Nature Park through purchases of land from willing sellers adjacent to the park. The Tualatin Hills Park and Recreation District would also like to see additional community park space in the plan area, along with roughly nine to 11 acres of neighborhood parks within the Annexation Area. There are also opportunities to connect the area with the regional trail system to the east, west and south. Identifying safe, appropriate routes for trail connections may be challenging due to stream corridors, topography and restrictions on paved trails within the Nature Park. A potential connection could include a proposed Cooper Mountain Regional Trail that connects Jenkins Estate to the Westside Trail via Cooper Mountain Nature Park and Winkelman Park, linking south to the proposed “300-Foot Trail” through River Terrace in Tigard.

How much new commercial development will there be in the planning area?

A recent market analysis determined that some neighborhood scale commercial development is appropriate for the area and will provide an amenity for higher-density housing. The size will be limited since the area is already well-served by existing shopping centers in the vicinity. Commercial development in South Cooper Mountain will be coordinated with the River Terrace area being planned in the City of Tigard, so that both developments are successful.

How can I get involved and stay informed?

Upcoming events and project information are listed on the South Cooper Mountain website at: www.BeavertonOregon.gov/SouthCooperPlan. On the website, you can sign up to be on the mailing list to be notified of project events.