



South Cooper Mountain Concept & Community Plans

Citizen Advisory Committee Meeting #2

Date: 6/13/2013

Time: 1:30 to 3:30 p.m.

Location: Beaverton City Library

Meeting Room B

12375 SW 5th Street

Beaverton, OR

Meeting Notes

Attendees: See attached.

Introductions and Agenda Overview

Chair Mimi Dukas reviewed Meeting Guidelines:

- There will opportunities for brief public comment at the beginning and end of each meeting
- CAC members should stand their name plates vertically to be called on by the Chair to speak. Be respectful of committee members, the public and staff.
- Action: Meeting Guidelines approved

Public Comment (none)

Staff briefly reviewed process leading to incorporation of comments from the Planning Commission, BCCI, and the joint CAC/TAC kick-off meeting into the Guiding Principles

- Additional feedback received from the May 23rd open house and the online survey
- Additional suggestion to modify Principle #5 to include "surrounding neighborhoods" in coordination of regional travel issues
- Action: Guiding Principles approved with modification of Principle #5

Open House and Online Survey

- Open House and Survey summary reports will be posted online
- Open House
 - Thank you to CAC members who helped with the open house
 - Open house was attended by more than 75 people
 - Purpose of event was to introduce the project, present existing conditions, gather community feedback, prioritize Guiding Principles, and identify project Opportunities & Constraints

For additional information, visit the project website at www.BeavertonOregon.gov/SouthCooperPlan or contact Valerie Sutton, City of Beaverton Senior Planner, at vsutton@beavertonoregon.gov or 503.526.2496.



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- Online Survey
 - Received 140 online survey responses
 - Survey findings were consistent with the feedback from the open house
 - Top guiding principles were #5 (transportation options), #6 (natural resources) and #11 (compatibility with rural areas)
 - Roughly half of the comments received were related to transportation and congestion
 - One-third of comments concerned density, development and sprawl
 - Regarding natural resources, comments related to their value, the Nature Park regarding resources, improvement, and access, and balancing farmland, natural areas, and open space
- Comments on Project Area Map include:
 - Received 80 online comments on the project area map
 - North Cooper Mountain – preserve existing density
 - Urban Reserve Area – resistance to development, traffic and safety issues related to 175th Ave
 - South Cooper Mountain Annexation Area – buffer rural areas, concerns about tree removal, Scholls Ferry as potential area for commercial development

Discussion of CAC Observations at Open House

- Traffic was predominant issue
- Need for United States Postal Service coordination for mailbox placement; this is a safety issue for people whose mailboxes are across the street from their property
- Stormwater needs to mimic natural hydrology to satisfy new MS4 permitting; this could be accomplished, in part, through an urban forestry plan
- Summary report highlights
 - Existing land use patterns and development (i.e. North Cooper Mountain is mostly built out)
 - Natural resources - updated mapping, identified habitat quality, and suggested improvements

Existing Conditions and Future Needs Reports

- Next Steps
 - Take what we learned and translating it into base-map set-ups for for the July 13 Visioning Workshop
- Natural Resources
 - Combination of resources
 - What is the connecting tissue?

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- Opportunities
 - These are suggestions, not binding or regulatory, identified in light of inventory
- Buildable Lands Inventory (BLI)
 - Identification of suitable areas for development and areas not suitable for development by mapping “committed” lands (like parks, schools and developed home sites) and parcels that are considered unbuildable due to steep slopes, natural resources, etc.
 - SCMAA and the adjacent southwest portion of the URA have the most buildable land
 - The northern portion of the URA has buildable areas
 - Portions of NCM and Grabhorn Meadow are buildable
- Market Study
 - Looked at demographics, housing and retail demand
 - Convened a Real Estate Focus Group to create a realistic residential and commercial development program
 - Residential analysis:
 - Need for a range of housing types, which could result in a net density of 13+ dwelling units/acre
 - Highest demand for townhomes and cottage housing
 - Retail analysis:
 - the project area could support a neighborhood-scale commercial development, equivalent to approximately 7 acres
 - Existing commercial centers (Progress Ridge, Murray-Scholls) are doing well and can expand customer base
 - Discussions with Tigard regarding the size and location of the River Terrace commercial area
- Parks and Trails
 - Need for approximately 30 acres of community parks (new or expansions)
 - North-south trail alignment along Grabhorn met resistance at the Open House
 - East-west Cooper Mountain regional trail is planned to connect the Westside Trail to Jenkins Estate outside of the Nature Park
 - Regional trails are paved with full access, while the nature park is soft surface
 - Trail scenarios could include loops, viewpoints, and parks linked
- Roads and Transit
 - Big Picture look

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- Washington County TSP is being updated, the north-south 175th commuter connection through South Cooper Mountain is a part of that discussion
- Laying out roads and transit is an iterative process
- County does not have funding to solve all traffic problems
- In a constrained transportation plan we need to look beyond trips to all resources
- Infrastructure (stormwater, sewer, water)
 - Stormwater may depend on regional facilities, which can also be public amenities
 - Stormwater infiltration cannot be accomplished everywhere due to slopes and soils
 - North Cooper Mountain and the East Hills are developed with septic tanks which, over time, will require replacement or decommissioning and likely connection to a municipal sanitary sewer system
 - The water system is dependent on how the system loops; need water system in 175th and potential extension along Grabhorn

Discussion

- Schools
 - BSD has entered into condemnation process for two parcels in SCMAA
 - High school would be located at intersection of 175th and Scholls Ferry site should be designed to address safety concerns
 - 50 acres is 'old fashioned' for a high school plan- smaller sites are adequate
 - Opportunities for collocation and coordination with other public services (parks, fire station)
 - Estimated need for 1-2 elementary schools (potentially K-8 model) within the project area
 - No projected need for a middle school in the planning area
 - School zone will cause reduction of transportation speeds on two high capacity streets (Scholls Ferry / 175th–Roy Rogers) where their intersection is already reaching capacity
 - A minor adjustment to the BSD and HSD boundary within the SCMAA is pending transmittal to Washington County and Metro so the map can be updated accordingly
- Commercial Development
 - Should be located near Scholls Ferry, Roy Rogers, and 175th to serve the whole area at major intersections or, possibly on side a street(s)
 - Neighborhood-scale commercial area would serve the entire project area, not just SCMAA
 - South Cooper Mountain and River Terrace commercial centers should complement one another
 - Successful commercial developments need visibility, pedestrian trips, and not too much traffic

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Civic services may help draw people to the commercial area

- Housing
 - Workforce housing
 - could be stand alone or part of mixed use development
 - probably should be some type of mixed component and not stand alone (multiple use?)
 - 50 units is a tough number to develop, mixed use is a problem; however, Orenco is doing 56 units on 1.5 acres
 - Interest in understanding the difference in apartments/condos vs. townhomes
 - Need to build some housing before money is available for street improvements
- Roads and Transit
 - This discussion is important
 - Set as a planning goal what is important and identify what needs to be done in the interim
 - Scholls Ferry is being improved east of 175th
 - County does not have enough funding now or in the future; we won't get out in front of this issue, solutions will come with development, MSTIP, TDT, and other sources
 - Transportation issues can also be addressed through integrated land use planning, mode options and targeted prioritization of street improvements
 - Reduce speeds on 175th Avenue and Grabhorn Road to help address poor sight distance, a 10 mph reduction could be a near-term solution
 - Couple transportation solutions with financing
- Market Analysis
 - The retail focus at Progress Ridge includes over 200,000 square feet on the north side of Barrows; adding square footage at SCM should be done with caution as to not water down existing service; provide for needed service
 - Be realistic in the ability of the are to sustain another grocery store
 - 100,000sf seems too high (can't do in isolation) 30,000sf? 25,000 planned at River Terrace
 - Is the market study area too large?
 - Study SCM and River Terrace together, not necessarily to site their commercial components together, but to evaluate needs and opportunities

Visioning Workshop

- Visioning workshop Saturday, July 13 from 9 a.m. to noon at Scholls Heights Elementary

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- Workshop will begin with a summary of existing conditions
- Small group discussions on land use concepts, transportation solutions, and specific uses in SCMAA
- Groups will share their preferences/ideas/maps at the end of the workshop
- Workshop Subcommittee volunteers are Ed Bartholemy and David Dunahugh

Public Comment

- Stu David (TVWD)
 - Need for reservoir site on South Cooper Mountain
 - Ideal elevation is 450-500 feet
 - Will require coordination for pipelines
- Eric Squires (CPO 6)
 - Disconnect between transportation and land use
 - Housing needs to be inclusionary (provide affordable housing)
 - Need better coordination with CPO 6
 - Will there be forced sewer connections?

Next Steps

- Visioning Workshop on July 13
 - Welcome, summary, land use concepts, transportation issues, annexation area, reporting, and polling
- Next CAC meeting will be scheduled in September
- Staff will poll CAC members on potential meeting dates/times

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