



South Cooper Mountain Concept & Community Plans

North Cooper Mountain Subarea Frequently Asked Questions...

Why is South Cooper Mountain being planned?

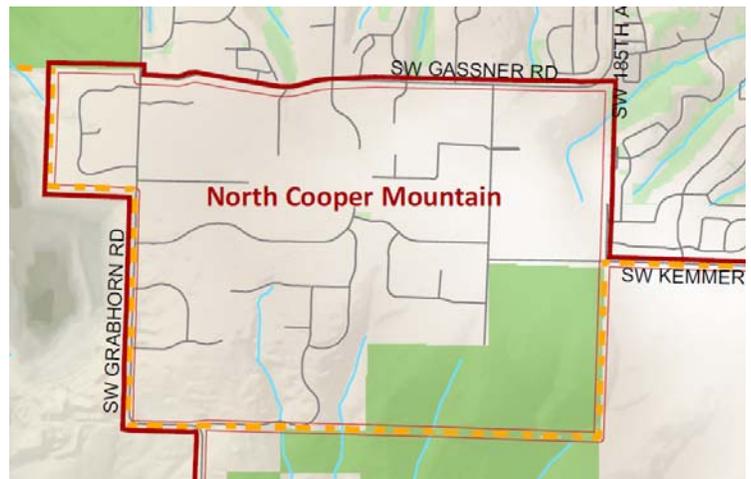
The South Cooper Mountain planning area is nearly 2,300 acres of land that is intended for future urban development over the next 50 years. It includes two subareas that are inside the Urban Growth Boundary (UGB) – North Cooper Mountain and the South Cooper Mountain Annexation Area – and one subarea area in between that is designated as Urban Reserve. A Concept Plan is required by Metro prior to development. The Concept Plan is a cohesive look at the entire area so that future development is guided by an overall plan. The Concept Plan will address the key practical questions about the area's future: "Where should we build? Where should we preserve and enhance? What should be the qualities of each area? Where should we invest in infrastructure, and how do we pay for it?"

How does North Cooper Mountain fit in?

The North Cooper Mountain (NCM) subarea was added to the UGB in 2002, but a concept plan for the area's future development was never prepared. Concept Plans are required for new urban areas so that future development is efficient and coordinated with surrounding areas and so that infrastructure needs can be addressed. A Community Plan will also be created for NCM; this will have a more detailed level of planning that addresses zoning, parks, street types, etc.

Some NCM Basics

- 510 acres
- About 230 existing homes
- About 91 acres of undeveloped land that is vacant, and outside of steep slopes and other constraints (i.e. potentially buildable)
- About 88 acres of NCM is within the Cooper Mountain Nature Park, which is owned by Metro and is permanent open space.
- Existing zoning is Washington County's Future Development-20, a holding zone for lands inside the UGB that have not had urban zones designated following a concept plan.



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Why is the City of Beaverton leading the planning?

An intergovernmental agreement with Washington County designated the City as the lead for long range planning in the area, as part of the goal to look cohesively at the entire study area.

What's been learned to date about NCM?

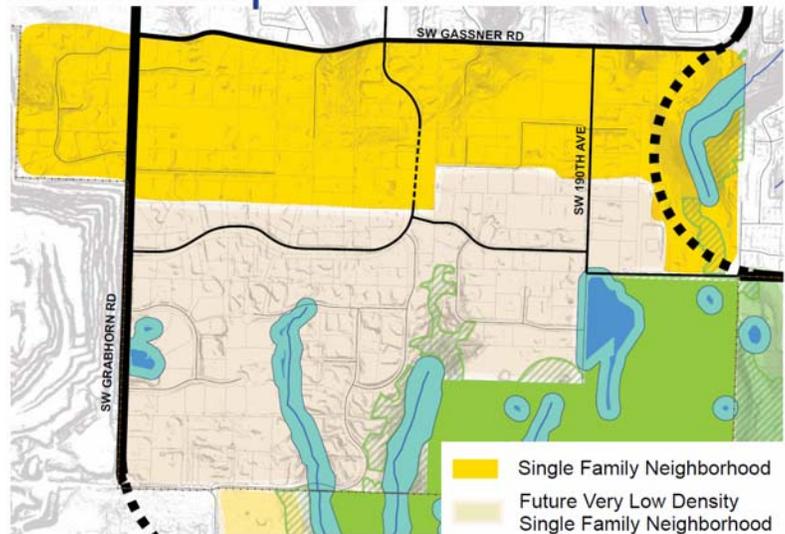
- In open houses, surveys, and workshops to date, residents prioritized three key issues: the existing character of NCM is highly valued; transportation is a big concern; and, the Nature Park and natural resources of the area are an important part of the area's livability.
- A few property owners near Gassner Road have expressed interest in development.
- Existing development is served by septic tanks. There are approximately 225 existing septic tanks in NCM. Municipal sewer lines will be needed in the future: (a) if the existing septic systems fail and cannot be replaced; or, (b) to serve new, infill development. The position of Clean Water Services and the City of Beaverton at this time is that any extension of sewers will be property-owner initiated, not government initiated.¹
- The topography of NCM is such that there are two distinct drainage patterns. The northern one-third drains to the north and is readily served by the extension of existing sewer lines. The southern two-thirds drains south and is not readily served – this area requires extensive pipes and a future pump station near Tile Flat Road. Provision of these facilities is expected to be many, many years in the future.

What is proposed in NCM?

Two land use scenarios have been prepared based on the following premises: 1) NCM is inside the UGB; 2) at some point, sanitary sewers will need to replace septic tanks; 3) some owners have expressed a desire to develop their land; and, 4) the cost of providing sewer service will be less if infill development is allowed when such service is requested by property owners.

Concept Plan Scenario A – the northern one-third of NCM develops in the next 20 years, initiated by property-owner requests for sewers. Sewers are extended from the Gassner Road area. New zoning allows infill at an average of 6,700 square foot lots on undeveloped lands. In the southern two-thirds of NCM, sewer service is also extended in the long-term future as needed to address failing septic systems, but the existing one-acre lot pattern is retained.

NCM: Concept Plan A



¹ A permit to install, alter, or repair a septic system cannot be granted if sanitary sewer service is available within 300 feet of the property (per Oregon Administrative Rules 340-071-0160(4)(f)).

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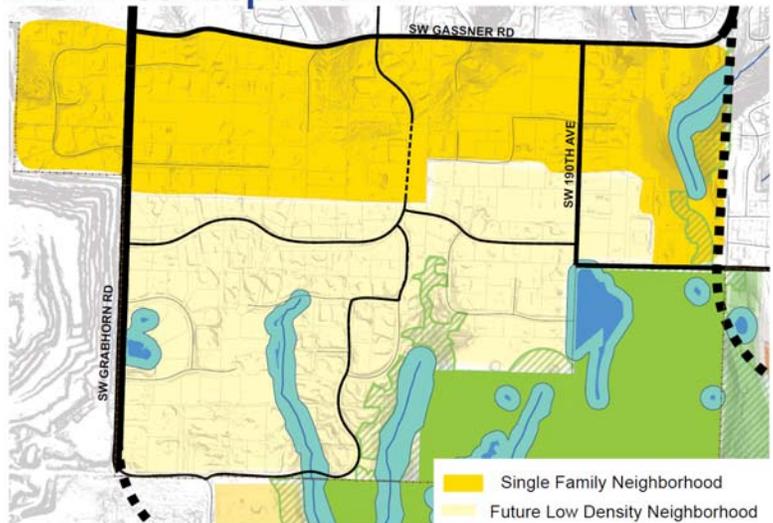
Concept Plan Scenario B – The northern one-third of NCM is the same as in Scenario A, with the same estimated near-term time frame. The southern two-thirds is zoned for infill that allows for new lots averaging about 10,000 square feet once sewer is available. Due to the piping and pump station required to the south, sewers and infill would likely occur in the long-term future, 20+ years from now.

What road improvements are planned for NCM?

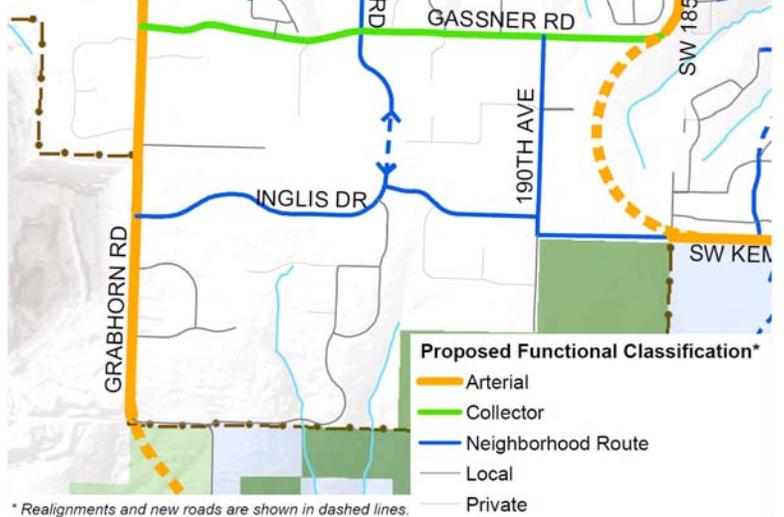
Both Concept Plan Scenarios include improvements to Grabhorn Road to provide a center turn lane and bicycle and pedestrian facilities and a proposed connection to 185th Avenue near the eastern edge of NCM between Kemmer and Gassner Roads.

In addition, both scenarios identify certain existing local roads within NCM that would be designated as “Neighborhood Routes”. Neighborhood Routes provide connections to collector and arterial roads but do not serve citywide or community circulation. Neighborhood traffic management measures are allowed (including devices such as speed humps, traffic circles and other devices). They are designed with sidewalks, and may have bike lanes or on-street parking as appropriate. Improving roads within NCM to meet these standards would provide safe connections into and out of NCM for all modes. Improvements would likely occur as infill occurs in order to accommodate the more urban densities that would result.

NCM: Concept Plan B



NCM: Concept Plan A Road Framework



NCM: Concept Plan B Road Framework



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What would sewers cost in NCM?

The preliminary cost estimate is \$9.5 to \$10 million for sewer lines to serve NCM; this does not include the pump station and related facilities to serve the southern two-thirds of NCM.² The following table provides a rough estimate of cost per lot under today's conditions and each Scenario.

Area	Estimated Cost (2013 \$)	Cost Allocation	Existing Lots	Scenario A	Scenario B
Northern 1/3 of NCM (0-20 years)	\$4.6 million	Number of Lots	129	536	536
		Estimated Cost Per Lot	\$36,000	\$8,700	\$8,700
Southern 2/3 of NCM (20+ years)	\$5.3 million	Number of Lots	157	160	265
		Estimated Cost Per Lot	\$33,900	\$33,200	\$19,700

What are the next steps and how can I participate?

- February 22, 10 am – Noon: South Cooper Mountain Concept Plan Open House, Scholls Heights Elementary School. There will also be an on-line version of the Open House.
- February 25, 6:30 pm: Joint Beaverton & Tigard City Council meeting, general briefing
- March 5, 1:30 pm: Washington County Planning Commission, Public Services Bldg., Hillsboro, general briefing
- March 6, 8 – 8:30 pm: CPO 6 meeting, TVF&R Blanton Street Community Room, Aloha, general briefing
- March 11, 8:30 am: Washington County Board of Commissioners, Public Services Bldg., Hillsboro, general briefing
- April 3, 2:30 – 4:30 pm: Citizen Advisory Committee review of Concept Plan Scenario, Beaverton City Hall, 1st Floor Conference Room
- April 8, 6:30 pm: Beaverton City Council review/approval of Concept Plan Scenario, Beaverton City Hall Council Chambers

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.

The City's Project Manager is Valerie Sutton, AICP, Senior Planner, 503-526-2496, vsutton@beavertonoregon.gov.

When will the plan be formally adopted?

The planning process is about half-way done. Work sessions and hearings before the Beaverton City Council and Washington County Board of County Commissioners are expected to occur in the late Fall of 2014 and Winter of 2014-15.

² <http://www.beavertonoregon.gov/DocumentCenter/View/6920>. All costs are preliminary and subject to change. NCM costs are for pipe only; they do not include the Tile Flat pump station and related facilities.