



July 14, 2022

**To: The City of Beaverton Mayor and Councilors**

**RE: City of Beaverton's Cooper Mountain Community Plan**

Dear Council Members,

CPO6 has reviewed and discussed the City of Beaverton's *Cooper Mountain Community Plan – City Council Work Session (April 19, 2022)*. We have participated in presentations made to CPO6 by the Beaverton City planners, the Cooper Mountain Community Advisory Committee, fielding numerous emails/phone calls from area property owners, and talking to individual groups concerned with protecting the natural resources and riparian areas of the mountain.

After analyzing the proposed material and listening to comments from people residing in the CPO6 area, we have developed a summary of following comments and concerns (*refer to the Appendix for map snapshots taken from the April 19<sup>th</sup> plan*):

### **1. Inconsistent Road Plans vs Housing Density**

- **Alternative A** with fewer homes; has a much higher road density than **Alternative C**; which has more homes, higher densities, and less roads
  - This doesn't make logical sense
- **Alternative C** has a slightly higher density of "Cluster Neighborhoods" over the other clusters only in one area, near the 175<sup>th</sup> Avenue bend, as shown below:

Class A & B  
Wildlife Habitat  
Area



- Less “cluster neighborhoods” does not justify the need for more roads as shown in Alternative “A”. The cluster neighborhoods are essentially the same size in “A” as in “C” with the exception of the noted added neighborhood clusters near the bend of 175<sup>th</sup> Avenue in Alternative “C”
- The cluster neighborhood west of 175<sup>th</sup> Avenue in Alternative “C” is located in a *Class A and B Upland Wildlife Habitat* area in addition to being in a *Class 1 Riparian Wildlife Habitat* (refer to the Appendix map)
- We question the need of **Route 1** intersecting Kemmer Rd. As noted in the Appendix, as this proposed road crosses a documented wetland area

## 2. The Need for Commercial Areas?

- As published in the **Cooper Mountain Community Advisory Committee** agenda (May 26, 2022) *Draft Preferred Approach*: [Cooper Mountain Community Advisory Committee | Beaverton, OR - Official Website \(beavertonoregon.gov\)](https://www.beavertonoregon.gov/Community-Development/Cooper-Mountain-Community-Advisory-Committee)
  - “The Hilltop commercial center will be approximately (5) acres” plus an evaluation of an “additional 5 acres of mixed commercial/residential use”. This could amount to 10 acres of commercial area!
  - The “Lowlands” area is targeted for a commercial area of 2 to 5 acres
- Confusion: The exact percentages of area allocated to commercial vs homes is unknown and unclear
- Numerous people have inquired to the CPO asking; “what commercial areas are expected”? The CPO nor the public doesn’t understand what type of business are expected to be placed. *The public questions the real need of commercial areas on Cooper Mountain*, many stating that this area isn’t conducive to commercial enterprises and adding more homes doesn’t justify adding commercial areas to Cooper Mountain

- In addition, the existing arterials to these planned communities will be stressed further with additional road traffic demanded by commercial enterprises

### **3. Protecting the Natural Resources & Habitat of Cooper Mountain**

- As shown in the Appendix, *Riparian Wildlife Habitat* map and known to the public, there is an extremely large area on the mountain where wetlands occur and an even larger area *all over* where wildlife reside
- The preponderance of upland and riparian habitat lands is currently unprotected and subject to permanent loss if massive high-density development occurs
- More density = more people = more demand for roads. This endangers the riparian habitat even more. This is counterproductive and negatively affects the pristine areas near the Cooper Mountain Nature Park

### **4. Protecting the Remaining Tree Canopy**

- Of high concern to current Cooper Mountain residences is the effect of how this development will negatively impact the existing tree canopies on the mountain
- Referring to the Appendix, "*Protect the Remaining Tree Canopy*" illustrates just how potentially devastating this development will be to the area
- We all know that developers need to cut trees to make room for housing and likely cut down additional trees in order to recoup their expenses by selling lumber. Yet, to our knowledge, the City of Beaverton has no charter and regulations or desire (to date) to protect the existing tree canopies on Cooper Mountain
- CPO6 understands that Beaverton does have a "Tree Protection Code". Nevertheless, it is not enforced. We heartily encourage a change in this policy
- The proposed development area of Cooper Mountain is still located in Washington County and it has been reported at a recent "Climate" session that some County leaders are not interested in prioritizing protecting trees or implementing enforcement penalties for removing them
- Therefore, every tree on Cooper Mountain is fair game for removal right now - unless the City of Beaverton puts pressure on Washington County and the City of Beaverton enforces its policies too
- We assume that Beaverton wouldn't want Cooper Mountain stripped of trees before the city gets a chance to develop it

- Is the plan to look the other way enabling trees to be removed for housing?
- The public has expressed all of these concerns to CPO6
- Nearly all of the proposed *High Hill* and *Skyline* neighborhoods are covered in dense tree canopies which would need to be removed
- Large portions of other proposed neighborhoods also have substantial tree canopies including the proposed: *Weir, McKernan, Hilltop* communities
- Isn't the goal nowadays to reduce deforestation and plant trees in order to reduce greenhouse gases?

## **5. Trail Connectivity to Cooper Mountain Nature Park (CMNP)**

- Since much of Cooper Mountain is still a pristine area, CPO6 recommends tying-in trails connecting the CMNP to Winkelman Park and if possible, developing a trail corridor linking to Jenkins Estate
- A trail does appear to be planned connecting the CMNP to near Winkelman Park but at this time appears to be preliminary
- The CPO applauds the planners work in arranging an abundance of trails in all of the Alternative A, B, and C plans

## **6. Wildlife Crossings**

- The CPO is not in favor of constructing wildlife crossings as a stop-gap measure in order to place a new road across a pristine wetland area
- However, we do realize that in an extreme case they may be required. We encourage Beaverton planning to scrutinize the need for connectivity roads where a Wildlife Crossing may be required
- *If roads are minimized (less density)* their negative impact to the natural resources and wildlife habitats become unnecessary

## **7. Need to Revive Dormant Land Acquisitions on Cooper Mountain**

- The CPO understands that the public has waited patiently for Metro to fulfil promises it made in 3 different bond measures to provide a 700-acre Nature Park that protects natural resources on Cooper Mountain
- Currently, the Cooper Mountain Nature Park is only 230 acres and we are less than 33% of fulfilling Metros goal

- Our public officials need to focus on *protecting and expanding* the *Cooper Mountain Nature Park* and give this matter the attention it deserves
- Time is of the essence as we are losing habitat in the last best easily accessible place where Nature resides in our community
- It is hoped that the City of Beaverton, Metro, and Washington County along with its elected officials to work together more to preserve this pristine area *rather than continue to make plans for high density development*

## 8. Cooper Mountain Community Advisory Committee

- CPO6 understands that there have been advisory committees, specifically the “Cooper Mountain Community Advisory Committee” working on this project
- The CPO is bringing this up as a serious matter as this advisory committee has practically NO representation from people who actually live in the soon to be affected area
- Referring to the Appendix: *Cooper Mountain “Community” Advisory Committee*:
  - The committee consists of 17 individuals
  - 24% of the committee are developers (4)
  - 47% of the committee live *5 miles away* in Five Oaks / Triple Creek or in Washington County (8)
  - One person, Anthony Merrill, is the large property owner of the “Hilltop” area on Cooper Mountain and is interested in this development, thus he is biased and likely provides *no value* to the committee
  - Nancy Nagel is the only person (1) who lives near the entire proposed development area
- Why aren’t there more local property owners on this committee?
  - We are aware of many who did apply
- If we are impacting this area with massive development plans, the local representation should be much higher with **no one** on this committee living in “other areas”
- We encourage the Beaverton City Councilors to implement a policy where these “committees” have: One (1) random developer, no one associated with real estate, one or two CPO members, a naturalist, and the remaining

participants (no less than 6) live within a 1.25-mile radius from the geographic center of any new proposed development

- For these reasons, CPO6 feels that the work done by this current committee is compromised, biased, and does not accurately reflect the opinions of the Cooper Mountain area residents...how could it?

### **CPO6 Recommendations**

- A. We recommend, proceeding with the lowest housing density plan proposed, **Alternative “A” with 3,760 homes**
- a. This is the number originally required by Metro
  - b. With fewer homes, there’s less need for sprawling commercial areas and roads negatively impacting pristine riparian and wildlife habitat
  - c. We really want to understand, why we need more density here?
- B. In the published **Cooper Mountain Community Advisory Committee** agenda (May 26, 2022): the housing mix is proposed to be:

<b>Housing mix</b>	Multi-family – 26%
	Attached/Middle – 37%
	Single detached – 37%

- C. The allocation of *Single Family Detached* homes is extremely low. The above states that  $26\% + 37\% = 63\%$  will be some form of higher-density housing. The CPO finds that this geographic area is not conducive to this housing mix. The percentage of Single detached homes should be increased (preferable to 70%) and Multi-Family and Attached housing be significantly reduced or eliminated to ***reduce density***
- D. Minimize density as much as possible to protect the natural riparian habitat
- E. Minimize density as much as possible ***to reduce vehicular traffic demands*** and the need for capital road expenditures
- F. The City of Beaverton should enforce (with severe penalties) its Tree Protection Ordinance with resources to monitor tree removals
- G. CPO6 supports minimal roadway developments including the removal of ROUTE 1 which would protect the wetland area
- H. Support expanding the riparian and wildlife habitat areas of the mountain rather than supporting high density developments. Other areas in

Washington County are much better suited for dense development rather than on Cooper Mountain

- I. Consider re-zoning the current documented tree canopy areas to allow for higher density alternatives **only** where clusters of mature tall trees are kept intact (thus providing aesthetic and environmental protection)

We realize the area is in need of housing. However, not at the expense of degrading a pristine natural area where wildlife and wetlands occur. Cooper Mountain is one of only a few remaining areas in Washington County where the public has an opportunity to enjoy a low housing density environment, wildlife, and an abundant nature area. Don't turn this into a super dense, commercial community .....with a nature park next door.

Respectfully Submitted,

Becky Morinishi, Chair  
Ken Seymour, Vice Chair  
CPO6  
Aloha, Cooper Mountain, Reedville

# Appendix

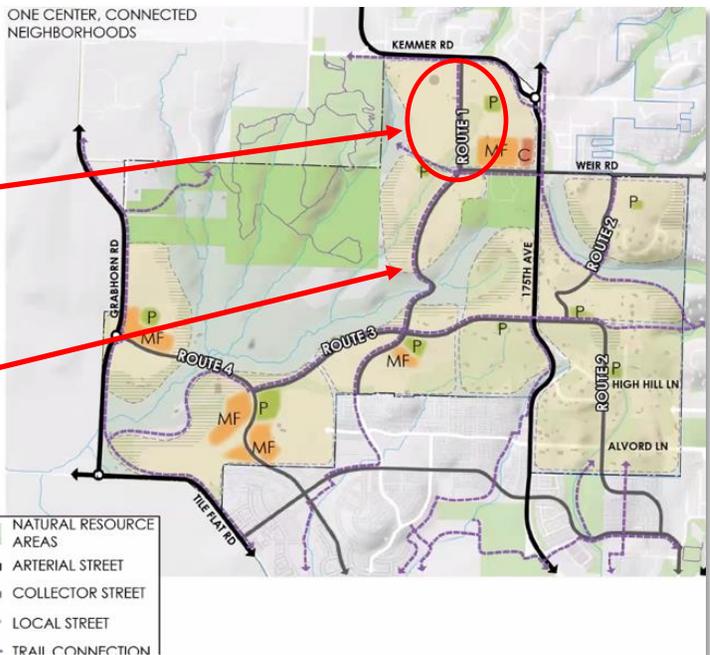
## Alternative A

ONE CENTER, CONNECTED NEIGHBORHOODS

- 3,760 homes
- Least housing variety
- One commercial area
- Moderate resource protection
- Most new collector roads
- Lowest park acreage

ROUTE 1 crosses a wetland

These are Roads



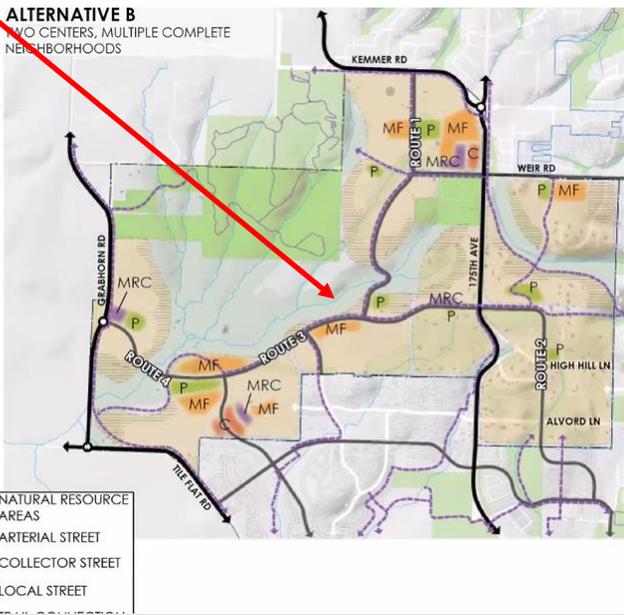
<b>C</b> COMMERCIAL	MIXED NEIGHBORHOOD	NATURAL RESOURCE AREAS
<b>MF</b> MULTIFAMILY	CLUSTER NEIGHBORHOOD	ARTERIAL STREET
<b>MRC</b> MIXED RESIDENTIAL/COMMERCIAL	NEIGHBORHOOD PARK	COLLECTOR STREET
		LOCAL STREET
		TRAIL CONNECTION

These are Trails

## Alternative B

ALTERNATIVE B  
TWO CENTERS, MULTIPLE COMPLETE NEIGHBORHOODS

- 5,000 homes
- More housing variety
- Two commercial areas, small-scale businesses
- High resource protection
- Several new collector roads, Route 2 crossing
- Higher park acreage

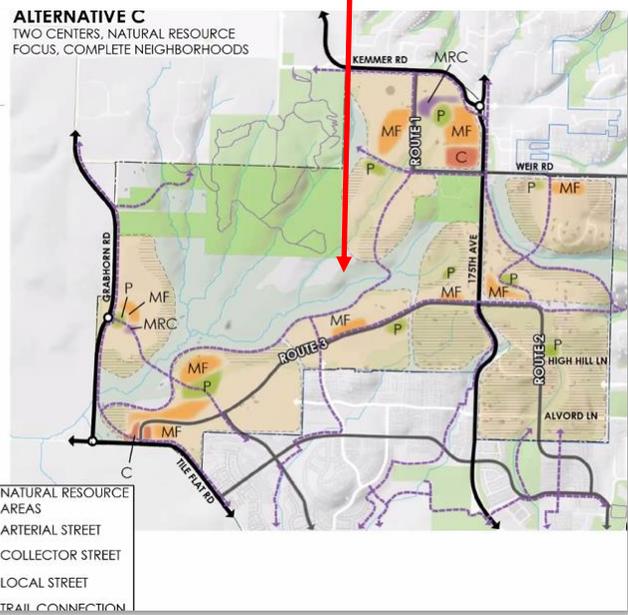


<b>C</b> COMMERCIAL	MIXED NEIGHBORHOOD	NATURAL RESOURCE AREAS
<b>MF</b> MULTIFAMILY	CLUSTER NEIGHBORHOOD	ARTERIAL STREET
<b>MRC</b> MIXED RESIDENTIAL/COMMERCIAL	NEIGHBORHOOD PARK	COLLECTOR STREET
		LOCAL STREET
		TRAIL CONNECTION

## Alternative C

ALTERNATIVE C  
TWO CENTERS, NATURAL RESOURCE FOCUS, COMPLETE NEIGHBORHOODS

- 6,000 homes
- Most housing variety
- Two commercial areas, most opportunity for small-scale businesses
- Highest resource protection
- Fewest new collector roads, Routes 1, 2, 4
- Most park acreage, new Community Park

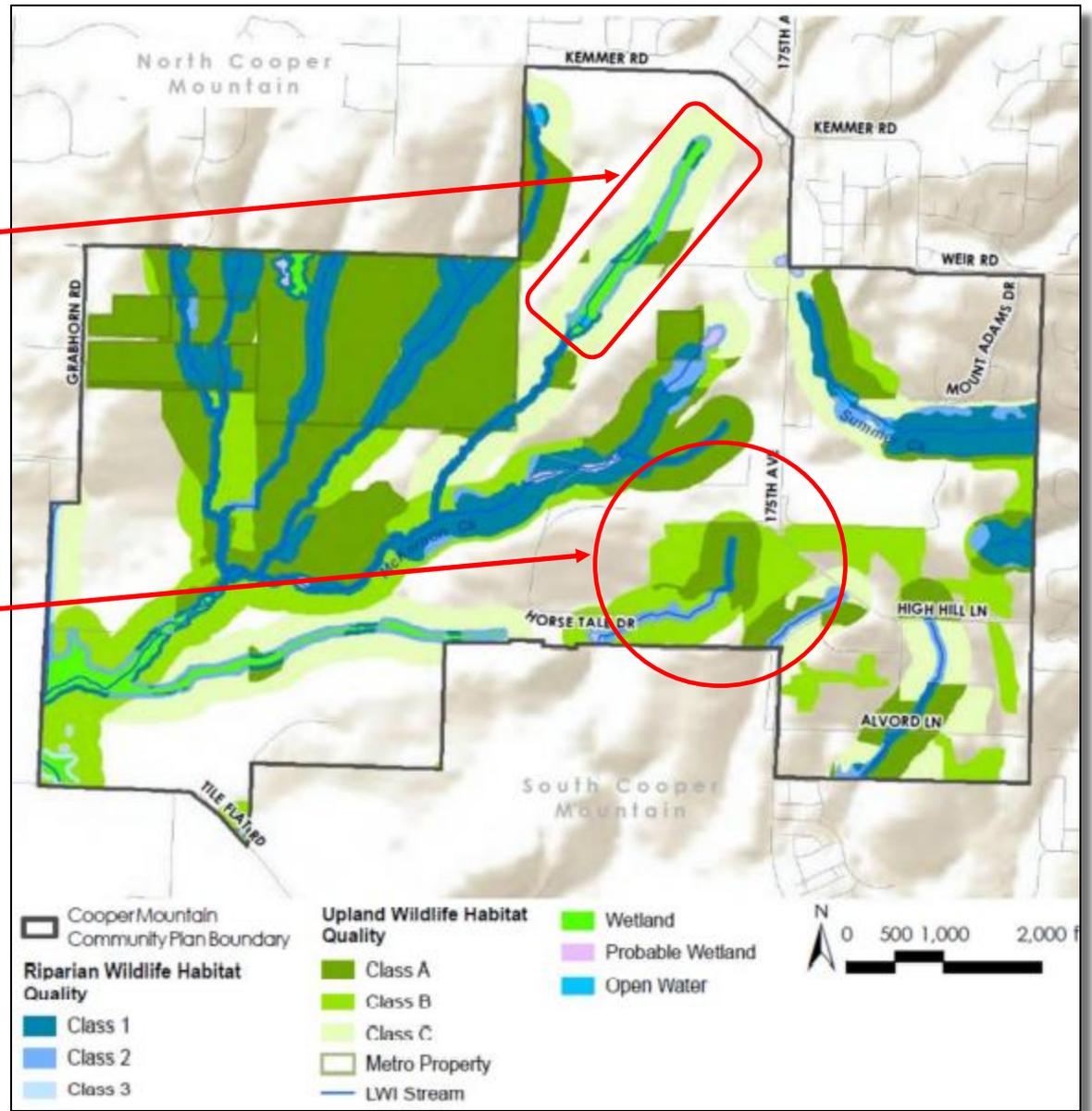


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		TRAIL CONNECTION

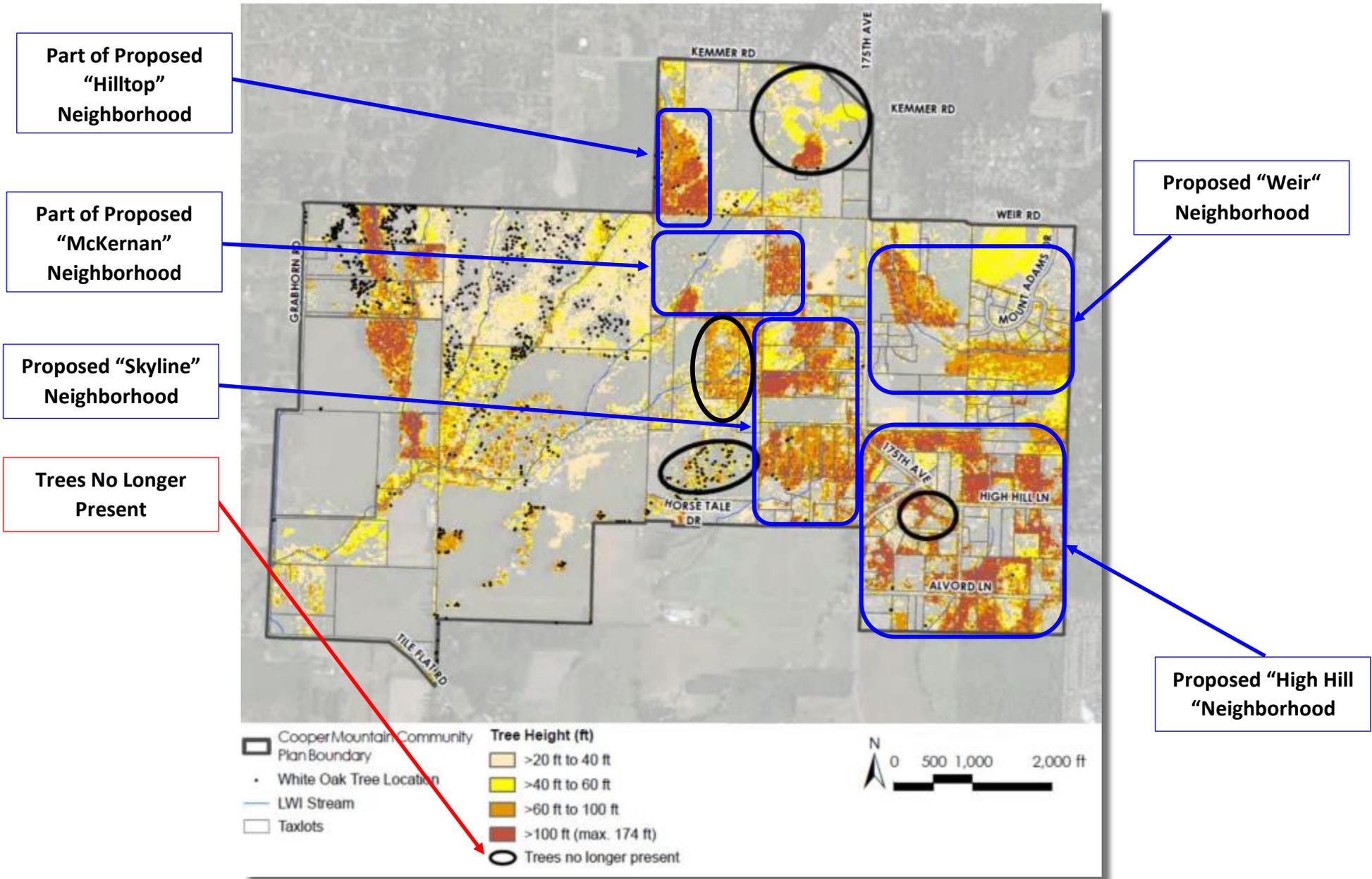
# Riparian Wildlife Habitat

High Density, Commercial, Multifamily, and "ROUTE 1" are targeted for this wetland area  
Remove the planned Road here

One of many Riparian areas where high density is being proposed



# Protect the Remaining Tree Canopy



## Cooper Mountain “Community” Advisory Committee

### Community Advisory Committee Members

<b>Jabbar Craigwell</b>	City resident, Five Oaks / Triple Creek	
<b>Ali Al Gafly</b>	City resident, Five Oaks / Triple Creek	
<b>Lucia Ullauri</b>	City resident, Five Oaks / Triple Creek	
<b>Manijeh Mehrnoosh</b>	Diversity Advisory Board member and South Beaverton resident	
<b>Atsuko Roghberg</b>	Unincorporated Washington County resident	We believe this person was not replaced
<b>Sahar Khalifeh</b>	Unincorporated Washington County resident	
<b>Balpreet Singh</b>	Unincorporated Washington County resident	
<b>Anthony Merrill</b>	Cooper Mountain property owner	Large Property owner of proposed development
<b>Natasha Kobbe</b>	Cooper Mountain property owner	
<del>Sam Louke</del>	Cooper Mountain property owner and Washington CPO-6 Steering Committee member	Moved – Replaced by Nancy Nagel
<b>Raymond Eck, Jr</b>	Washington County CPO-6 Steering Committee and Beaverton Committee for Community Involvement member	
<b>Desi Kurtz</b>	Kinton Land Development	
<b>Mike Irwin</b>	David Weekely Homes	
<b>Roseann Johnson</b>	Home Builders Association of Metropolitan Portland	
<b>Ashley Short</b>	Tualatin Riverkeepers	Replaced by Maya Hurst-Mayr
<b>Priya Krishnan</b>	City resident, Five Oaks / Triple Creek (ALTERNATE)	
<b>Nancy Nagel</b>	Cooper Mountain property owner (ALTERNATE)	
<b>Dan Grimberg</b>	West Hills Development Company (ALTERNATE)	