



# **South Cooper Mountain** *the region's next Great Community!*

*Planning Commission Meeting – Nov. 14, 2012, 6:30 p.m.*

*Beaverton City Hall, 1<sup>st</sup> Floor Conference Room*

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## **PROJECT OVERVIEW**

### **1. Looking back: what has happened so far (Fall 2012 update in packet)**

- Urban & Rural Reserves
- South Cooper Mountain – Urban Reserve Area 6B
- UGB Expansion
- City Annexation Process
  - City Council approved following public hearing & had 1<sup>st</sup> reading of ordinance Nov. 13, 2012
  - 2<sup>nd</sup> reading scheduled Dec. 11, 2012
  - Effective date of annexation anticipated end of Jan. 2013

### **2. Looking ahead: what happens next**

- City Planning Process/DRAFT work plan & timeline
- Public Involvement Plan
- Concept Plan for all of Urban Reserve Area 6B, SCM annexation area, plus 2002 Cooper Mountain UGB expansion (see map in packet)
- Community Plan for SCM Annexation Area
- Ultimate adoption of comprehensive plan and development code amendments

### **3. Core Project Team (city staff)**

- Monthly meetings Issue identification & scope refinement
- Consultant solicitation & selection
- Review of consultant work products
- Ongoing internal coordination

#### 4. Roles, responsibilities & expectations

- City of Beaverton
  - Lead role in preparation of concept plan for all of URA 6B, SCM & Cooper Mountain & community plan for annexation area(s)
  - Fulfill Metro conditions of UGB additions & meet Title 11 requirements
  - Convene stakeholders & interested parties in full public planning process
  - Adoption of final products (plan documents, comprehensive plan and development code amendments) PC/CC hearings & adoption process expected to begin summer 2014
- Washington County
  - Coordination role in planning effort
  - Delegate planning authority and responsibility to city in URA 6B and Cooper Mountain (draft IGA being reviewed by county)
  - Participate in planning effort with staff time and resources as feasible
  - Collaborate to find solutions and develop funding strategies and mechanisms for transportation system improvements
  - Adoption of comprehensive plan amendments (TSP?) as necessary
- Metro
  - Coordination role in planning effort
  - Participate in planning effort with staff time
  - Partially fund the project with CET grants (IGA for CET grant previously awarded to Washington County for Cooper Mountain being reviewed at Metro)
  - Milestones identified in scope of work are achieved by city in order to receive reimbursement under the grant
  - Expectations - city's compliance with Title 11 and conditions of UGB expansions (e.g. density, natural resource protection)

#### SUMMARY OF ISSUES

- Utilities – water, sewer, storm.
  - Need population (head count)
  - Land use
  - General street layout
  - Currently in planning stages for building a new 5 million gallon reservoir
  - CWS is modeling for sewer including URA 6B, South Cooper Mountain, Cooper Mountain and updating master plan
  - Western part of URA 6B likely will go to Rock Creek treatment plant; eastern part to Durham
  - 2/3 of annexation area can't be served without a pump station (est. \$10-15 million) – everything 200' west of 175<sup>th</sup>
  - Sewer line in Barrows too small to handle growth
  - Sewer=stumbling block – need to coordinate closely with city of Tigard & CWS in planning pump stations and sewer main extensions for SCM annexation area and River Terrace (timing & financing)

- Financing plan will be developed as part of community planning process
- Storm water drainage ways are small, limitations on developable areas due to vegetated corridor setbacks – possible unmapped flood hazard areas on ag land
- Transportation network
  - Affects utilities
  - Challenge to tie transportation network together with existing connections
  - Topographic issues make it difficult to develop a grid
  - Need north-south routes
  - SW Scholls Ferry currently limited to 5 lanes by RTP, used to be 7
  - Murray, Scholls Ferry, River Road, 217, Roy Rogers, 175<sup>th</sup> will be impacted
  - Time to resurrect Westside Bypass?
  - Transit service currently stops at Murray
  - Work with county and city of Hillsboro to address traffic impacts related to SoHi potentially affecting SCM and future expansion into the remainder of URA 6B
- Public safety/emergency services
  - History of calls for service likely won't justify need for more staff (police)
  - Access for routine police patrols challenging due to transportation system
  - Traffic congestion currently impedes response time for fire/emergency services
  - TVF&R relocating Station #69 – opportunity to co-locate with city's new water reservoir?
- Housing Affordability
  - Try to avoid problems encountered in N. Bethany with respect to provision of affordable housing
  - Title 11 requires concept/community plans to address provision of affordable housing consistent with Title 7: Housing Choice
- Transportation & utility infrastructure financing
  - Financing plan needs to be developed during planning process to identify funding sources/mechanisms for transportation facility improvements, and utility infrastructure extensions, upgrades, etc.
  - Discuss infrastructure financing needs and tools with legislators
- Density requirements
  - Cooper Mountain – 10 DUs/net acre
  - SCM – 15 DUs/net acre (zoned capacity for a minimum of 4,651 DUs)
  - Provision in Reserves IGA may provide some flexibility in density minimum in SCM in the interest of natural resource protection and enhancement and provision of access to Cooper Mountain Nature Park