



South Cooper Mountain Concept & Community Plans

Guiding Principles for the South Cooper Mountain Concept Plan

April 25, 2013

The following Guiding Principles are intended to establish the foundation for, and help shape, the South Cooper Mountain Concept Plan and implementing Community Plans. They will serve as broad criteria for decision making in the process.

1. Create Beaverton's next great community.

Create a community that is walkable, family-friendly, livable, and includes quality neighborhoods, great green spaces, community focal points, a Main Street, and well-designed development.

2. Create a sustainable community.

Create a community that meets the needs of Beaverton and the South Cooper Mountain area today and tomorrow, while minimizing negative environmental, social, and economic impacts. Support low-carbon economies and lifestyles, energy efficiency and security, health and well-being, and ecosystem stewardship; and enable future residents and the broader community to meet their own needs.

3. Prepare a realistic financing plan for infrastructure and feasible implementation strategies.

Examine financial strategies early in the process and work closely with all implementing parties. For regulatory implementation, use existing codes where possible and appropriate; consider new/modified codes as needed.

4. Provide housing choices.

Plan for a variety of housing types and densities to provide options for a range of income levels. Provide housing choices consistent with the overall housing needs of Beaverton.

5. Provide transportation options.

Plan a well-connected transportation network that promotes options for all modes of travel, and encourages walking, biking and future transit service. Address north-south, east-west, and other regional travel issues in coordination with neighboring cities, Washington County, Metro, Tri-Met and Oregon Department of Transportation.



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6. Provide appropriate protection, enhancement and access to Cooper Mountain’s natural resources and public lands.

Avoid and minimize impacts, protect key natural resources, and design new growth so that it is integrated with natural areas and other open spaces. Provide appropriately located access to natural areas and open space.

7. Implement regional requirements and plans.

Address Metro Title 11 requirements and conditions for Urban Growth Boundary expansion areas and Urban Reserves. Coordinate transportation planning with the 2035 Regional Transportation Plan and Regional Transportation Functional Plan. Promote connections from South Cooper Mountain to the area’s regional trails and green spaces.

8. Coordinate with other planning in the area.

Coordinate with the River Terrace and South Hillsboro Community Plans. Coordinate with planning for regional water facilities. As additional planning projects in the area are identified, provide information and promote coordination with the South Cooper Mountain Concept Plan.

9. Ensure that the plan complements existing neighborhoods and commercial areas so that South Cooper Mountain is a part of greater Beaverton.

Ensure the public involvement process provides opportunities for participation by existing residents as well as neighbors and businesses in adjacent areas, so their needs and concerns can be addressed. Evaluate Main Street options in the South Cooper Mountain Annexation Area to serve local needs and complement existing and planned commercial centers near South Cooper Mountain.

10. Plan new civic uses so they are focal points for the community.

Ensure schools, parks and other civic uses are centers of community activity. Integrate the planned new high school with neighborhoods and other development within the plan.

11. Promote compatibility with adjacent rural areas.

Evaluate ways to enhance compatibility between urban uses and agricultural/forestry uses outside the Urban Growth Boundary. Recognize elements of the area’s agricultural heritage in the plan.