

Urban Growth Boundary Expansion Proposal

Metro Council, Jun 19, 2018



Overview

About Beaverton

- Downtown development
- Community Vision and Equity
- Affordable housing
- Transportation
- Urban Reserve Area
- Concept plan



Beaverton's mission

“Preserve and enhance Beaverton as a responsive, dynamic, attractive and safe community.”



- About 95,000 residents
- About 65,000 jobs
- Incorporated 1893
- Nearly 25% of residents not born in U.S.
- 28% speak language other than English

Community Vision

- Build Community
- Public Services
- Improve Mobility
- Vibrant Downtown
- Enhance Livability



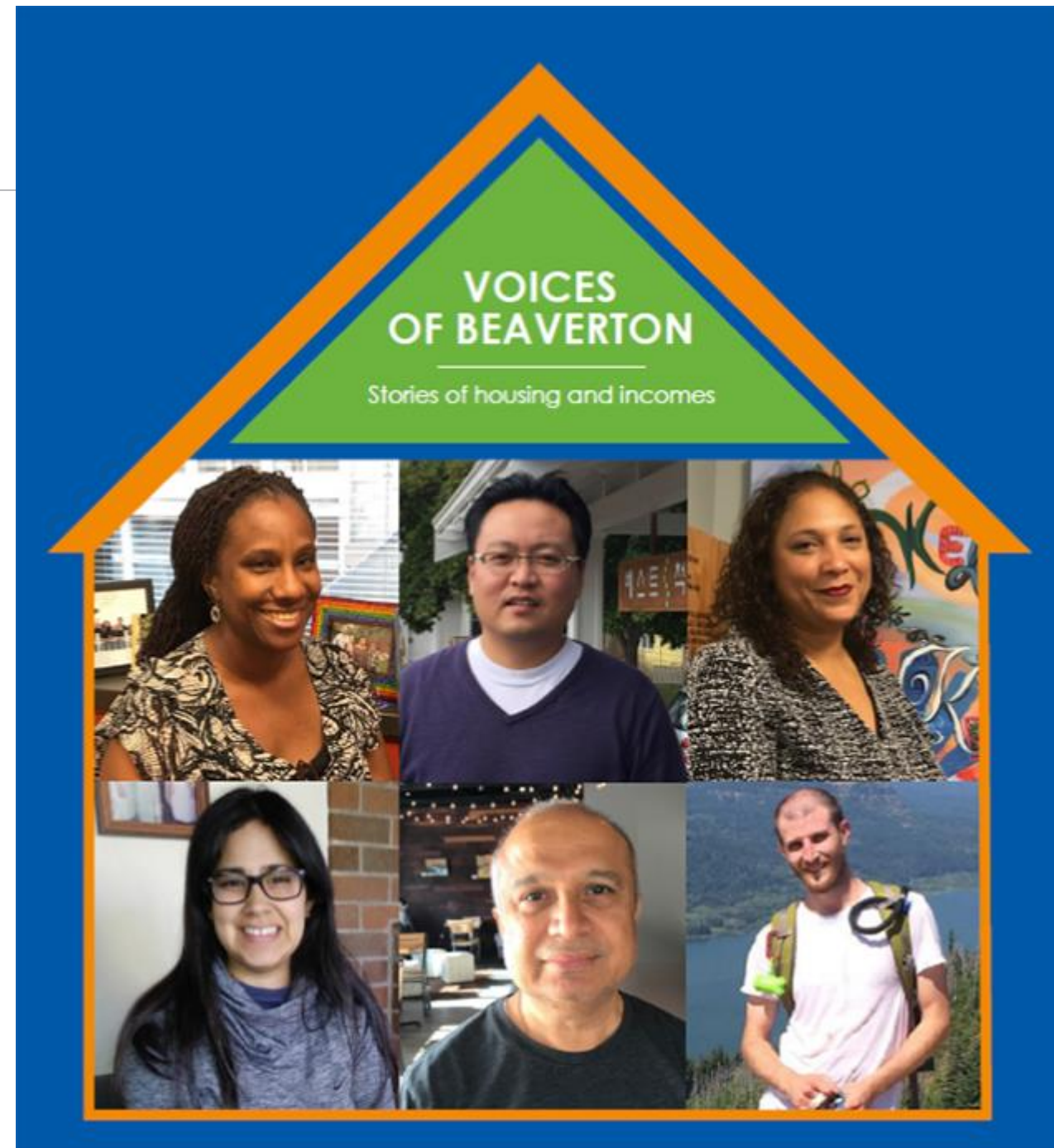
Diversity, Equity and Inclusion

- **2009:** Beaverton Diversity Task Force created
- **2012:** BOLD program for leadership development launches
- **2013:** Diversity Advisory Board Charter adopted
- **2014:** City adopts *Diversity, Equity & Inclusion Plan*
- **2016:** City launches Welcoming Week
- **2016:** Internal Equity Team forms
- **2017:** Beaverton becomes Sanctuary City
- **2018:** Metro Equitable Housing Study begins
- **2018:** *Voices of Beaverton* released



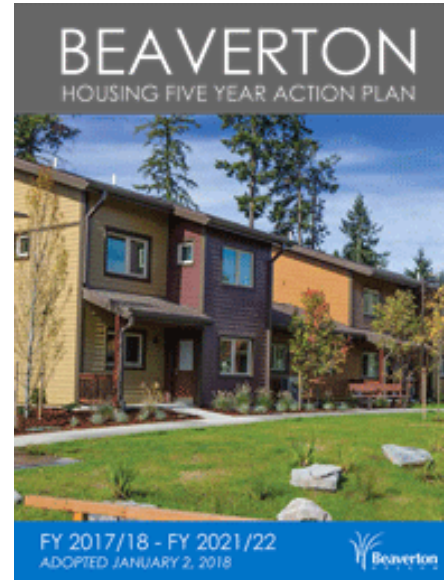
Voices of Beaverton

31 stories, from people at a variety of income levels, age, and race, that explore housing issues and potential solutions



Housing Five Year Action Plan

- Affordable Housing
 - Land acquisition and assemblage
 - Predevelopment assistance
 - Gap financing
 - SDC relief
 - Vertical housing development zones
- Homelessness
 - Blue Ribbon committee
 - Family shelters
- Downtown Revitalization
 - 463 housing units added since 2015



FY2017-18 BUDGET

	Actions	Housing Type	2017-18			
			CDBG	GF	BURA	TOTAL
PROGRAMS	Affordable Housing Acquisition Program	AF; WF		\$125,000	\$100,000	\$225,000
	Affordable Housing Development Program	AF; WF		\$125,000	\$100,000	\$225,000
	Affordable Housing Tax Exemption Program	AF		TBD		\$0
	Vertical Housing Program	AF; WF; MK; EX		TBD		\$0
	Home-Ownership Program (non-profit)	AF	\$220,000			\$220,000
	Housing Rehab Program (non-profit)	AF	\$135,000			\$135,000
	Healthy Housing Initiative (Housing Code Enforcement Program)	ALL		STAFF		\$0
	Homeless Shelter Services	HM	\$45,000	\$27,000		\$72,000
	Emergency Rent Program (non-profit)	HM; AF	\$26,500	\$12,500		\$39,000
	Housing Location Rental Services	ALL		\$25,000		\$25,000
Sub Total			\$426,500	\$314,500	\$200,000	\$941,000
PROJECTS	Old Town Housing	AF; WF; MK		STAFF		\$0
	Beaverton Central Housing	AF; WF; MK		STAFF		\$0
	Severe Weather Shelter	HM		\$45,000		\$45,000
	Assist Establishment of Homeless Family Shelter (non-profit)	HM	STAFF	STAFF		\$0
	Sub Total		\$0	\$45,000	\$0	\$45,000
BEST PRACTICES	Affirmatively Furthering Fair Housing Standards Assessment	AF; WF	STAFF	\$10,000		\$10,000
	Unregulated to Regulated Multi-family Housing Exploration	AF; WF		\$100,000		\$100,000
	Update Buildable Lands Inventory	ALL		STAFF		\$0
	Housing Advocacy	ALL		STAFF		\$0
	Sub Total		\$0	\$110,000	\$0	\$110,000
POLICY	Overnight Camping Ordinance Update	HM		STAFF		\$0
	Temporary and Long-term Shelter Code Update	HM		STAFF		\$0
	Permit Fee Waiver	ALL		STAFF		\$0
	Sub Total		\$0	\$0	\$0	\$0
OUT-REACH	Housing Program Outreach	ALL		STAFF		\$0
	Sub Total		\$0	\$0	\$0	\$0
Total			\$426,500	\$469,500	\$200,000	\$1,096,000

Affordable Housing

- Beaverton Affordable Multi-Family Housing Preservation and Development Study
 - New funding sources
 - New strategies
- 2018-2019 City Council priority:
 - Over a million dollars proposed for affordable housing acquisition/development and low-cost market rate preservation
 - Exploring partnership opportunities with special districts also acquiring property in Beaverton

Bridge Meadows

Intergenerational housing

30-80% AMI



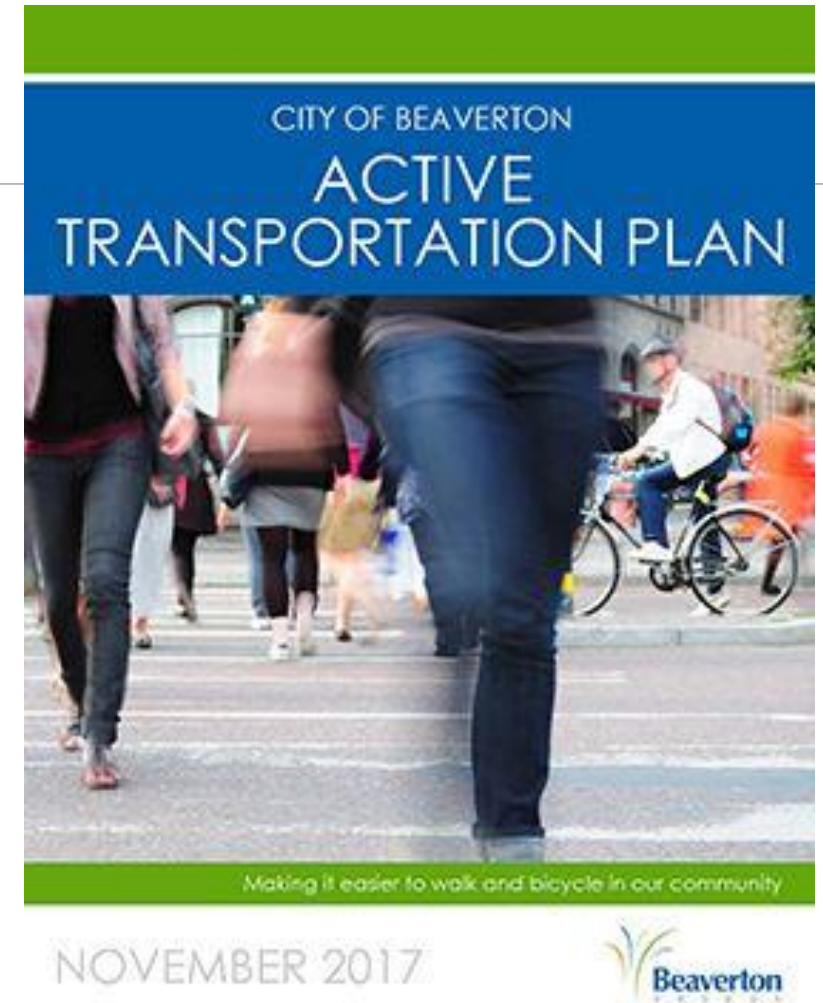
The Barcelona

0-30% AMI

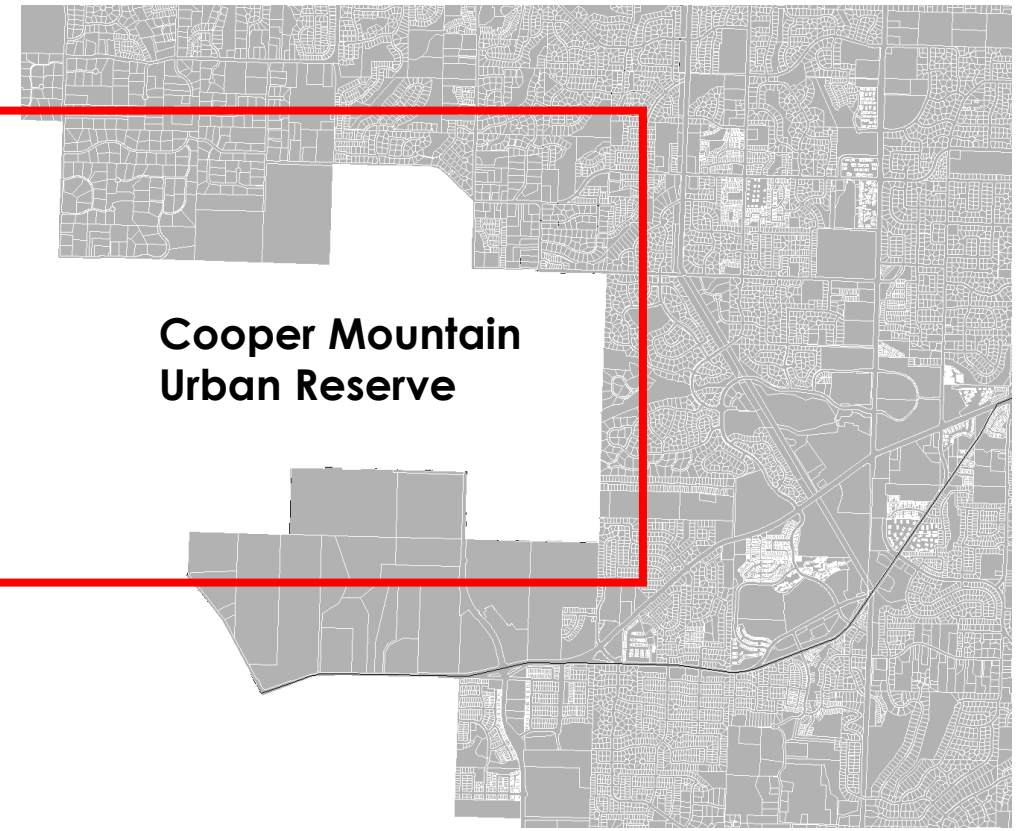
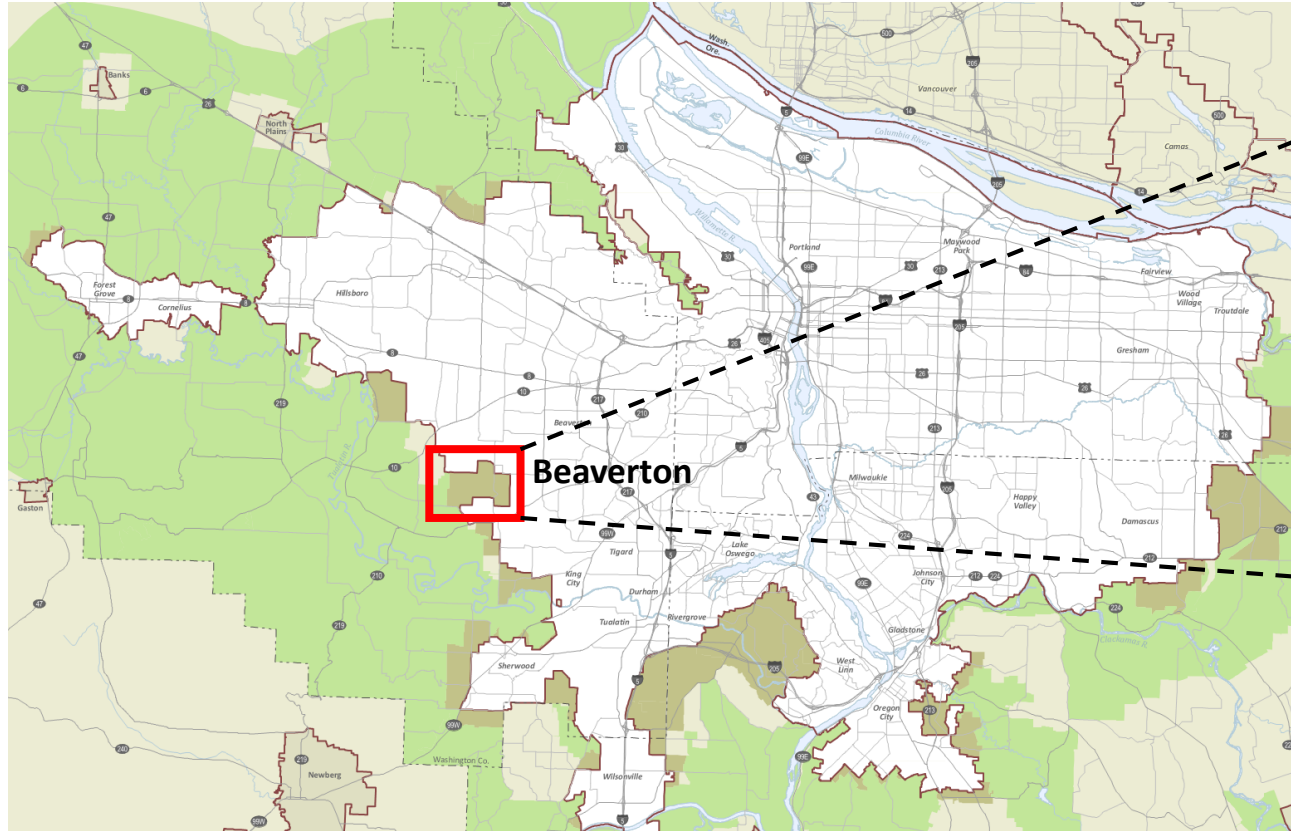


Transportation

- **Adding important connections** that will move the City toward the development of complete bicycle and pedestrian networks;
- **Enhancing the safety** and attractiveness of existing pedestrian and bicycle facilities;
- The development of **direct and low stress routes**; and
- Providing **more travel mode options** for both residents and non-resident users
- Planning **seamless transitions** to neighboring jurisdictions

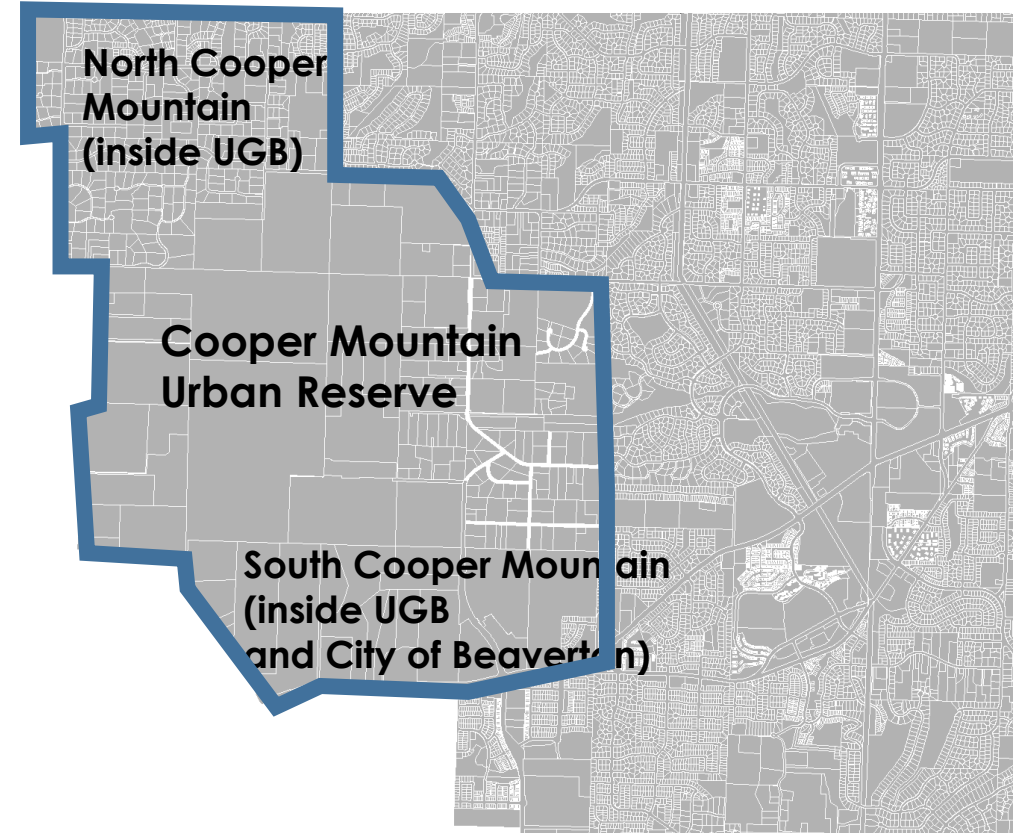
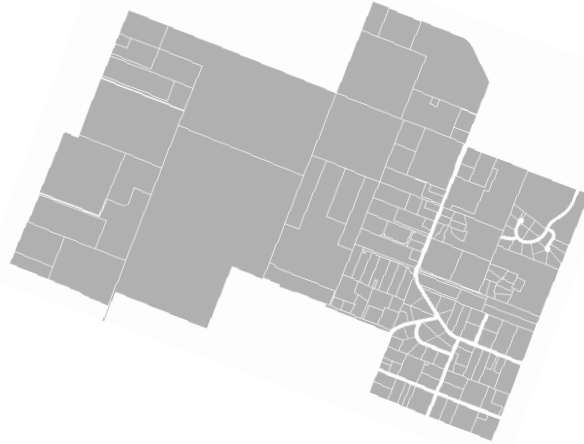


Urban Reserve Context



UGB Expansion Proposal Overview

1. Why expand here?
2. Why expand now?
3. How do we get it done?

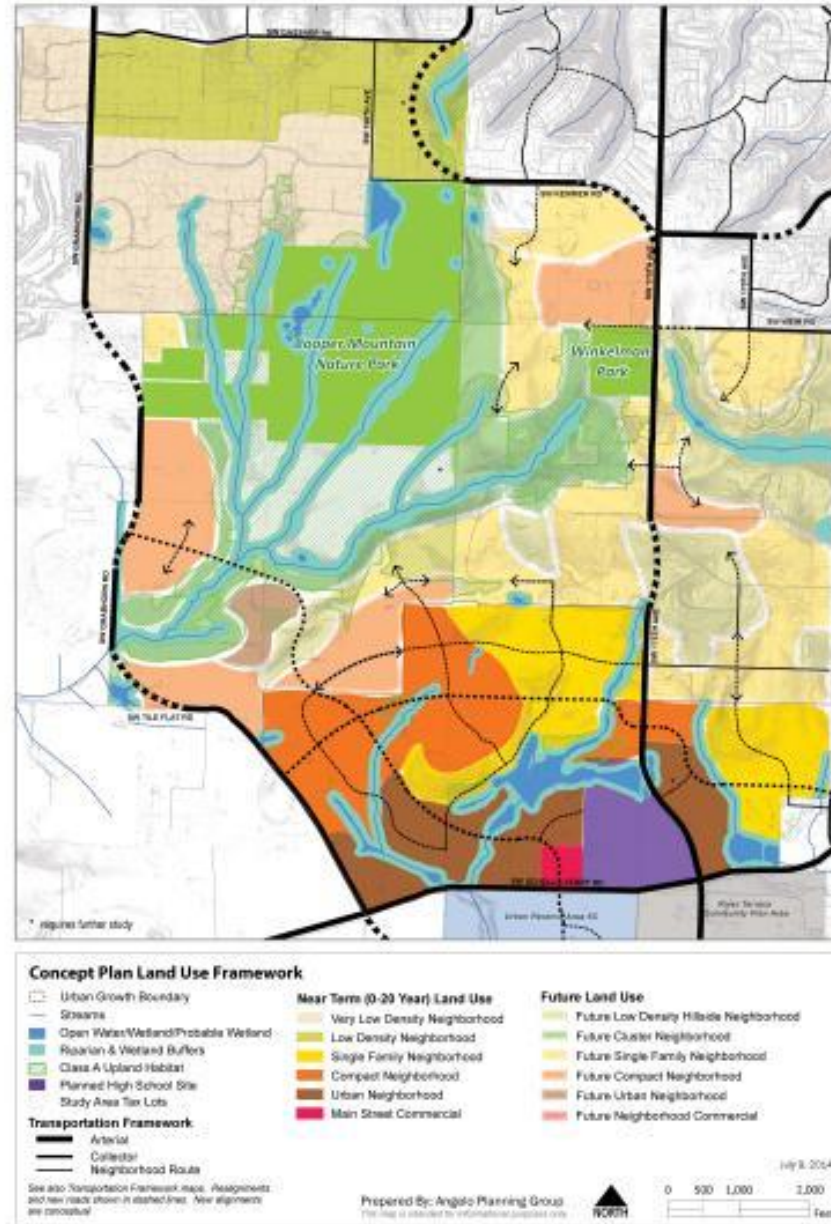


Why Now?

- High housing need
- Plan for future housing



Concept Plan Land Use Framework



South Cooper Mountain Concept & Community Plans



Why now?

- Beaverton needs 12,300 housing units by 2035
- Urban reserve provides:
 - 1,200 acres
 - 600 developable acres
 - 3,700 units
 - Residential uses
 - Single-family (variety of lot sizes)
 - Townhomes
 - Apartments



Why Now?

461 units Fox Hollow

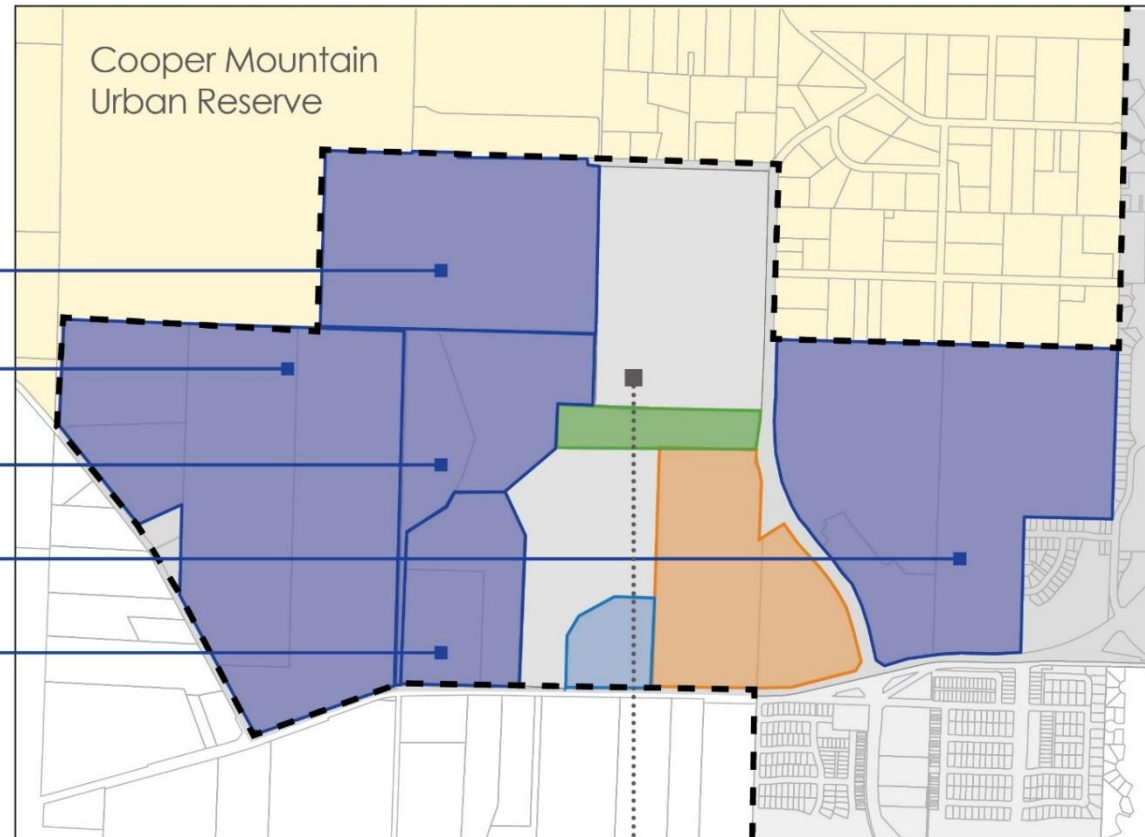
892 units Scholls Heights

245 units Scholls Valley Heights

731 units SCM Heights

229 units The Ridge

2,558 units entitled



Mountainside High School
Main Street
THPRD

297 units The Vineyard
In Process

South Cooper Mountain Concept Plan

North Cooper Mountain

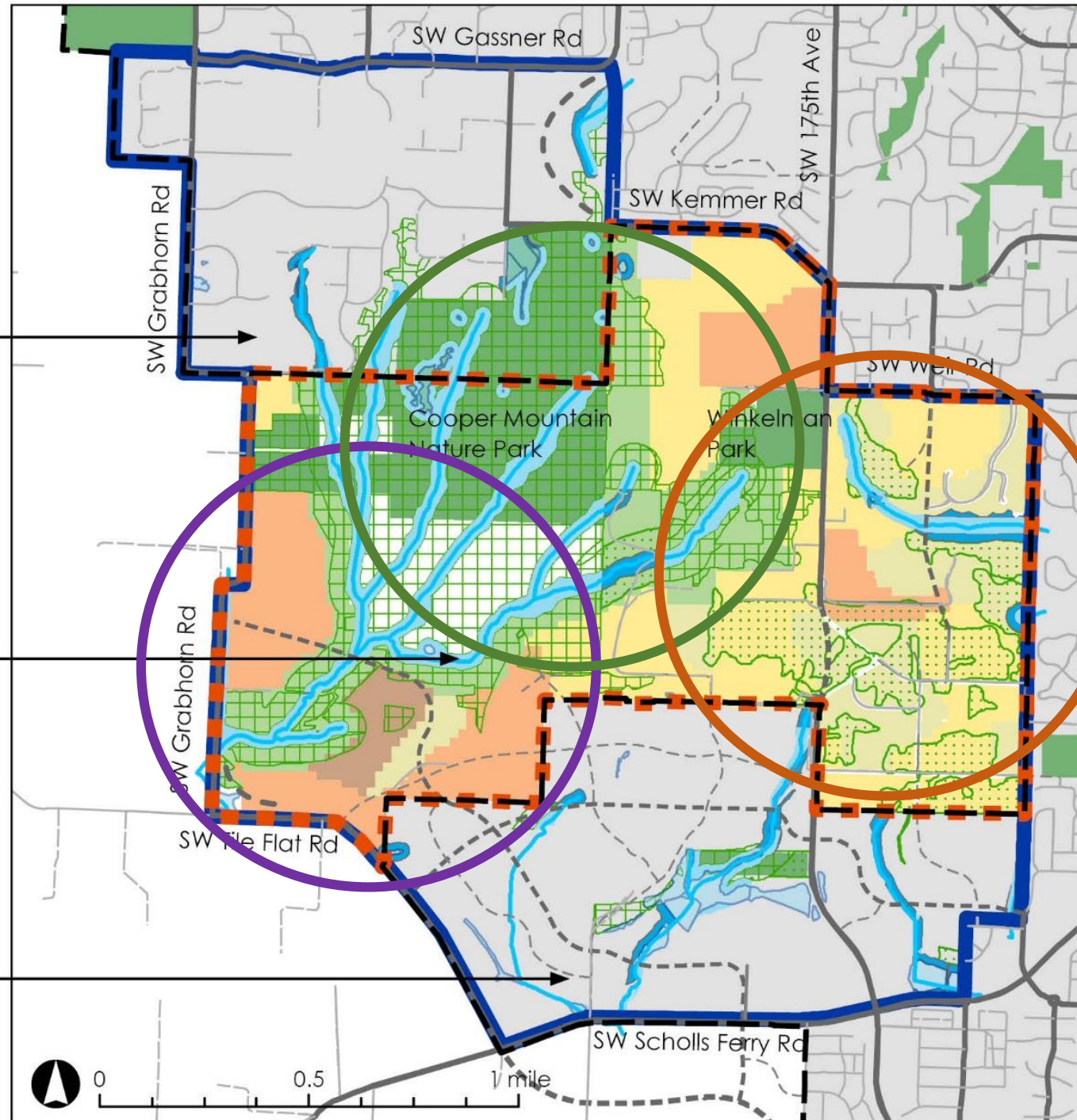
Inside the UGB, in unincorporated Washington County

Cooper Mountain Urban Reserve

Outside the UGB, in unincorporated Washington County

South Cooper Mountain

Inside the UGB, in Beaverton



- Entire area planned comprehensively
- Density allocated across entire area
- Connected infrastructure plans

Urban Reserve:

- Recognizes natural areas and topography in planning
- Anticipates density transfers for natural areas
- Plans for a variety of housing types

Infrastructure: Financing

- Developer and SDC financing, including supplemental SDCs for streets and parks
- Transportation funding is more complex with additional funding sources
- New tools will be explored for the Urban Reserve

UR funding plan

Exhibit 5 shows the funding plan for water infrastructure in the UR. Total project costs are estimated to be \$10,409,625. The privately-funded share of these costs are estimated to be \$7,234,344. The public-share of these costs, covered by SDCs, are estimated to be \$3,175,281. Development in the UR is forecast to generate \$19,917,559 in water SDCs, which is substantially more than what is needed for water infrastructure projects in the area.

Project Type	Cost	Funding Sources	
		SDC	Developer
12" Pipe	\$ 1,792,500	\$ 759,281	\$ 1,792,500
16" Pipe	\$ 3,037,125	\$ 1,496,000	\$ 2,277,844
20" Pipe	\$ 3,740,000	\$ 920,000	\$ 2,244,000
24" Pipe	\$ 1,840,000	\$ 3,175,281	\$ 920,000
Total Costs	\$ 10,409,625	\$ 19,917,559	\$ 7,234,344
SDC Revenues		\$ 16,742,278	
SDC Surplus (Deficit)			

Source: David Evans and Associates, Inc. memorandum on "Water System Concept Plan - Summary Findings and Planning Level Cost Estimates." From Steven Harrison. To South Cooper Mountain Technical Advisory Committee. May 7, 2014.

NCM funding plan

Exhibit 6 shows the funding plan for water infrastructure in NCM. Total project costs are estimated to be \$2,093,547. The privately-funded share of these costs are estimated to be \$1,570,160. The public-share of these costs, covered by SDCs, are estimated to be \$523,387. Development in NCM is forecast to generate \$1,572,021 in water SDCs, which is substantially more than what is needed for water infrastructure projects in the area.

Project Type	Cost	Funding Sources	
		SDC	Developer
12" Pipe	\$ -	\$ 523,387	\$ 1,570,160
16" Pipe	\$ 2,093,547	\$ -	\$ -
20" Pipe	\$ -	\$ -	\$ -
24" Pipe	\$ -	\$ -	\$ -
Total Costs	\$ 2,093,547	\$ 523,387	\$ 1,570,160
SDC Revenues		\$ 1,572,021	
SDC Surplus (Deficit)		\$ 1,048,634	

Source: David Evans and Associates, Inc. memorandum on "Water System Concept Plan - Summary Findings and Planning Level Cost Estimates." From Steven Harrison. To South Cooper Mountain Technical Advisory Committee. May 7, 2014.

3.3 Sanitary Sewer

Overall strategy

The City of Beaverton would be responsible for providing sanitary sewer service to the South Cooper Mountain. The City of Beaverton collects an SDC on new development, the public portion of sanitary sewer infrastructure. The City has an intergovernmental agreement (IGA) with Clean Water Services (CWS) to provide sanitary sewer service, which results in ninety-six percent of this SDC being passed through to CWS. Private developers are also responsible for paying for a portion of sanitary sewer infrastructure, including all pipes 12-inches or less in diameter, and a portion of all pipes larger than 12-inches.

SCMAA funding plan

Exhibit 7 shows the funding plan for sanitary sewer infrastructure in the SCMAA. Total project costs are estimated to be \$13,942,169. Developers would be expected to pay for \$10,825,168 of these costs. SDCs would pay for the public share of costs, \$3,117,001. Development in the SCMAA is forecast to generate \$16,444,800 in sanitary sewer SDCs (\$15,787,008 for CWS and \$657,792 for the City), which is more than what is needed for water infrastructure projects in the area. However, new development is expected to generate more SDCs than what is needed for the immediate geographic area, as they fund other regional facilities throughout the district (for example, wastewater treatment plants).

Project Type	Cost	Funding Sources	
		SDC	Developer
Gravity Sewer Lines	\$ 5,082,405	\$ -	\$ 5,082,405
8" Pipe	\$ 4,553,040	\$ -	\$ 4,553,040
12" Pipe	\$ 1,487,154	\$ 297,431	\$ 1,189,723
15" Pipe	\$ -	\$ -	\$ -
Pump Stations	\$ 2,819,570	\$ 2,819,570	\$ -
Tile Flat Road	\$ -	\$ -	\$ -
River Terrace	\$ 13,942,169	\$ 3,117,001	\$ 10,825,168
Total Costs	\$ 13,942,169	\$ 16,444,800	\$ 10,825,168
SDC Revenues		\$ 13,327,799	
SDC Surplus (Deficit)			

Source: David Evans and Associates, Inc. memorandum on "Sanitary Sewer Concept Plan - Summary Findings and Planning Level Cost Estimates." From Steven Harrison. To South Cooper Mountain Technical Advisory Committee. May 7, 2014.

UR funding plan

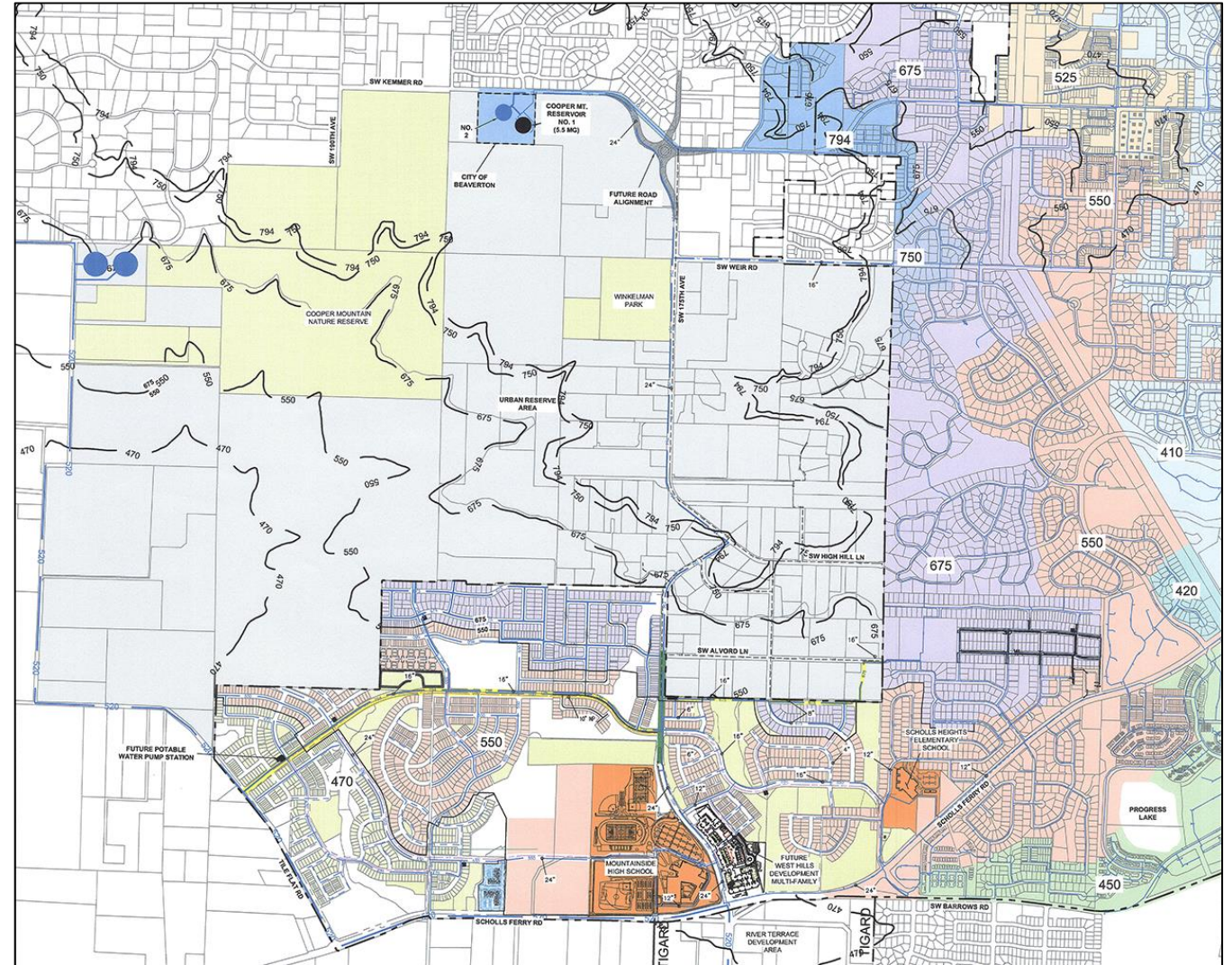
Exhibit 8 shows the funding plan for sanitary sewer infrastructure in the UR. Total project costs are estimated to be \$21,037,775. The privately-funded share of these costs are estimated to be \$19,521,920. Private developers would pay for the bulk of the project costs are for 8-inch diameter gravity sewer lines. The public-share of these costs, covered by SDCs, are estimated to be \$1,515,855. Development in the UR is forecast to generate \$17,170,545 in sanitary sewer SDCs (\$16,483,723 for CWS and \$686,822 for the City), which is substantially more than what is needed for sanitary sewer infrastructure projects in the area.

South Cooper Mountain: Infrastructure Funding Plan

November 24, 2014 8

Infrastructure: Master Plans and Construction

- City updating water and sewer master plans now, will be completed in fall 2018
- Projects underway or completed:
 - Mountainside High School opened in 2017
 - High pressure water line
 - Washington County/Beaverton work on 175th
 - New 5.5 million gallon reservoir in the urban reserve
 - Proposed 24" transmission main



Conclusion

“We have a vision for Cooper Mountain that includes new livable, walkable neighborhoods but also calls for us to honor the unique landscape and ensure a legacy of natural resource protection and connection.”

Mayor Denny Doyle

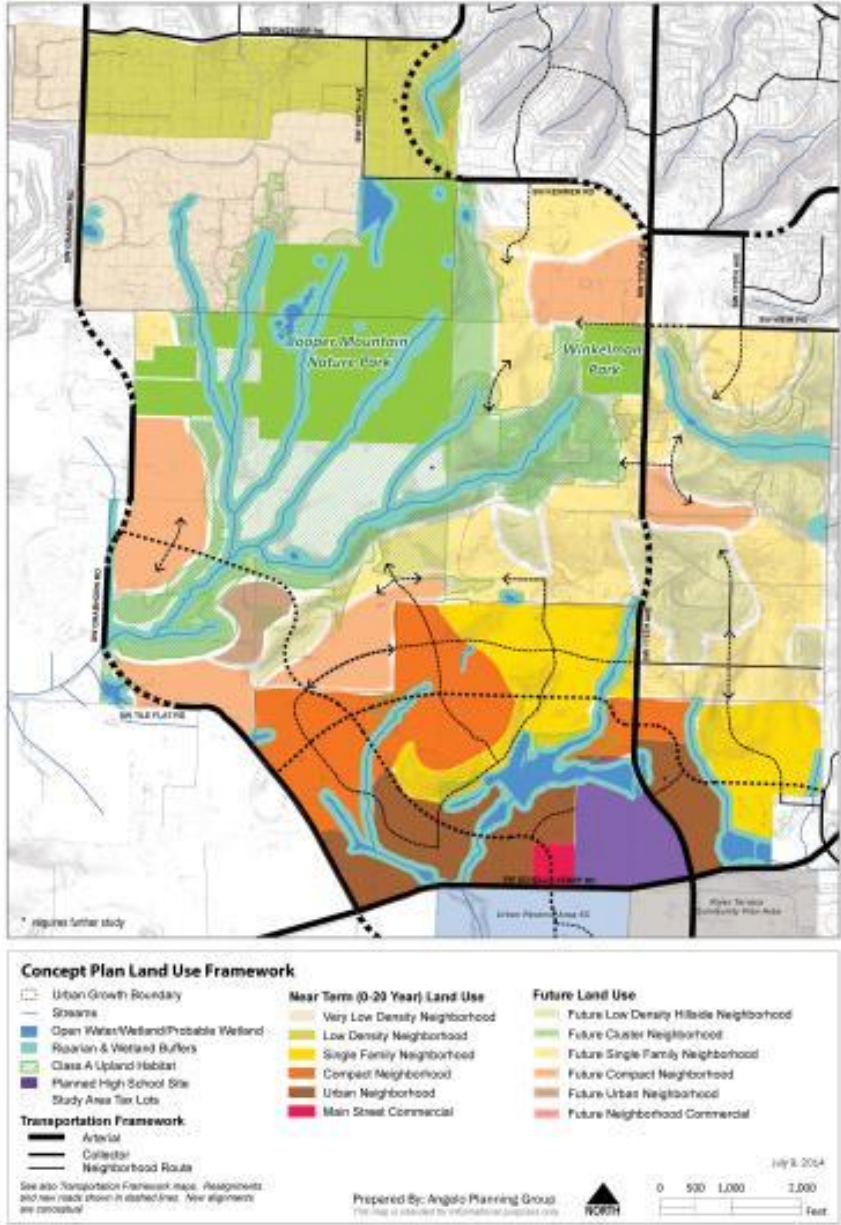




Urban Growth Boundary Expansion

Thank you!
Questions?

Concept Plan Land Use Framework



All of the Urban Reserve Area (URA) shows conceptual “Future Land Use” because urban development cannot occur until Metro, in partnership with the region and subject to state review, expands the UGB to include some or all of this area. The timeline for development to occur in the URA is less predictable than in the UGB, and will likely span several decades.



Development Types

What is a Development Type?

Development types are the land use designations on the Concept Plan Land Use Framework. They are made up of multiple building types (created based on real buildings and local regulatory parameters), grouped and mixed together to represent the types of places and neighborhoods planned for South Cooper Mountain.

Summary of Development Types Identified for South Cooper Mountain

The development types found on the Concept Plan Land Use Framework are described below. Example images of some of the buildings that comprise the development type are included for illustrative purposes.

Map Symbol	Development Type	Description
	Urban Neighborhood	Primarily made up of apartments/condos and townhomes, with some small-lot single family homes.
	Future Urban Neighborhood	
	Compact Neighborhood	A mix of single family homes on small lots and townhomes.
	Future Compact Neighborhood	
	Single Family Neighborhood	Includes single family homes on lots ranging from 5,000 to about 7,000 square feet, with a small percentage assumed to be larger lots where topography or other conditions make a slightly lower density appropriate.
	Future Single Family Neighborhood	
	Future Cluster Neighborhood	Primarily applied in places with high quality upland habitat; houses are grouped together on more buildable portions of a property and can share views of and access to nearby natural areas. Lot sizes are assumed to include a range of sizes from relatively small lots to larger lots to account for topography and to provide a transition to resource areas.
	Low Density Neighborhood	Made up of single family homes on lots from roughly 7,000 to 10,000 square feet.
	Future Low Density Hillside Neighborhood	Made up of relatively large-lot single family homes to account for challenging slopes and provide opportunities for “executive”-style housing.
	Very Low Density Neighborhood	Single family homes on lots around one to two acres, similar to the existing development pattern in North Cooper Mountain, providing opportunities for “executive”-style housing.
	Main Street Commercial	Street-oriented ground floor retail, with potential for office and/or residential units on the second floor of some buildings. All of the commercial uses are intended to serve day-to-day needs of residents.