

Places to Work and Shop

Where will shops, restaurants, services, and small businesses be located?

Providing opportunities for commercial uses and services in the Cooper Mountain area will help create a more complete community where residents can meet more of their daily needs nearby. In addition to commercial nodes with commercial zoning, alternatives B and C would include flexible zoning in some neighborhoods that, in addition to residential, would allow small-scale retail, offices, services and in-home businesses within neighborhoods.

Table 1: Commercial Areas

	ALTERNATIVE A	ALTERNATIVE B	ALTERNATIVE C
LOCATION	5-acre node at Weir/175th	5-acre node at Weir/175th 5-acre node in Cooper Lowlands (allowed but not required) Some flexible zoning to allow small-scale commercial in neighborhoods	10-acre node at Weir/175th 5-acre node at Tile Flat Some flexible zoning to allow small-scale commercial in neighborhoods (more than Alternative B)
POTENTIAL TENANTS	Restaurant/cafes, services, personal care and fitness, small retail, medical/dental offices, co-located with community uses	Restaurant/cafes, services, personal care and fitness, small retail, medical/dental offices, co-located with community uses	Grocery store or similar small anchor at Weir/175th with restaurants, services, personal care and fitness, small retail, medical/dental offices, co-located with community uses Tile Flat commercial location more likely to serve nearby neighborhoods and traffic passing by on Tile Flat/Grabhorn
MARKET FEASIBILITY (likelihood the market will support)	Supported by existing and new households in the market area, but would likely be built after most residential development	Weir site supported by market, but would likely be built after most residential development Less feasible at Cooper Lowlands; may compete with South Cooper Mountain Main Street	Shopping center larger than 5 acres with small anchor tenant at Weir/175th may be viable if a similar center does not locate in South Cooper Mountain or River Terrace, but would likely be built after most residential development Less feasible at Tile Flat location, except for small-scale commercial that serves traffic passing by (less than 5 acres)



What have we learned?

- The market feasibility for at least a small commercial area at 175th/Weir is strong. Its inclusion supports several other project goals and community feedback to date, including: a welcoming and inclusive neighborhood has close-by access to services; the hilltop areas is further from planned commercial uses in South Cooper Mountain and will benefit from local services; and commercial use will help create a destination that could be served by transit in the future.
- The viability of a commercial site of approximately 10 acres at SW 175th/Weir requires further discussion and study. ECONorthwest notes there is likely market support for one grocery-anchored site in the larger Cooper Mountain-South Cooper Mountain-River

Terrace area, but that viability is questionable for two such centers.

- Commercial nodes elsewhere in the study area as shown in Alternatives B and C are less likely to be supported by the market. The interior location in Alternative B would have excellent walkable access from nearby neighborhoods, but might not attract enough customers because it is not visible from a busier road with more potential customers driving by. The Tile Flat location has good exposure and visibility to pass-by traffic, but its location at the edge of the urban area limits the number of potential customers from nearby neighborhoods. These sites may compete with the Hilltop location and other commercial nodes in South Cooper Mountain and

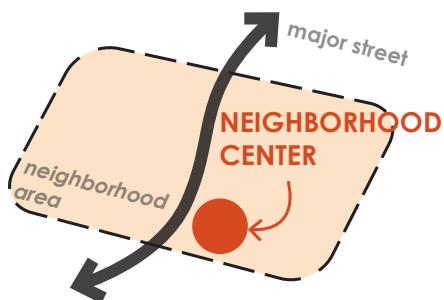
elsewhere. Another potential option is to apply zoning that allows both residential and commercial so businesses can locate there if it is deemed a viable location.

- It is difficult to evaluate the likelihood of small-scale businesses starting up in otherwise mostly residential neighborhoods. Small businesses in their own space within neighborhoods are more common when converting existing homes than for new greenfield development. Home-based businesses (e.g., in-home childcare, sole proprietors who work from their home) may be more likely in this context. But flexible zoning that allows both residential and commercial uses would allow businesses to react to market demand because the space could change between uses over time.

NEIGHBORHOOD CENTERS

Larger nodes of activity with commercial zoning

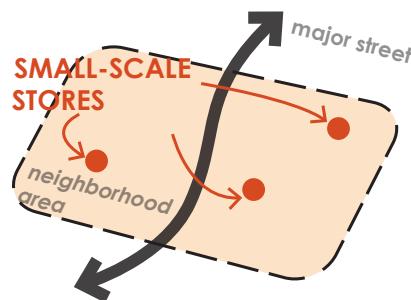
Deliberately placed in areas with more people travelling by



DISTRIBUTED SMALL-SCALE BUSINESSES

Smaller sites may have commercial zoning in a limited area or flexible zoning that allows both small-scale businesses and residential uses in an area

Distributed throughout neighborhoods



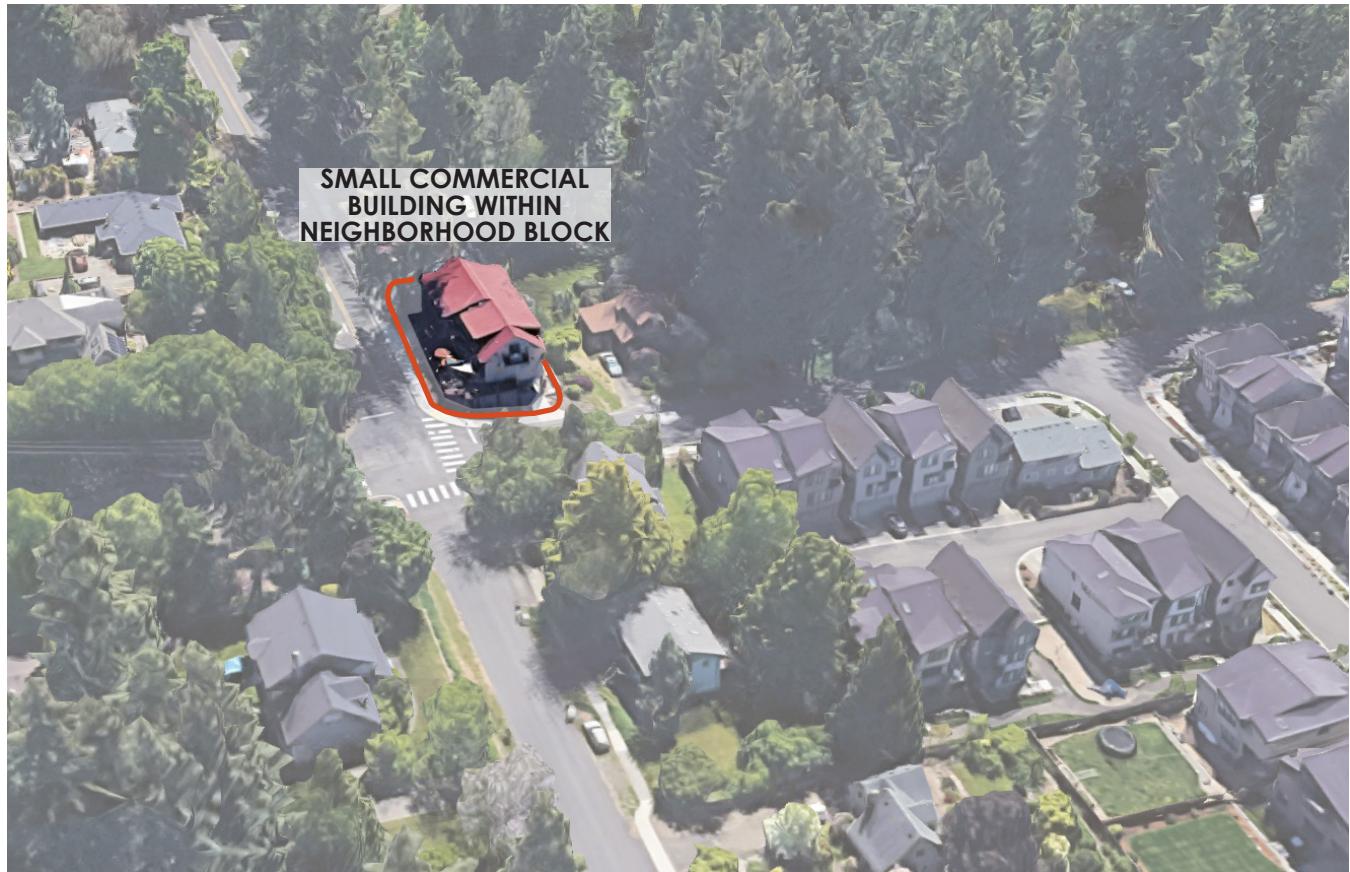
LARGE COMMERCIAL NODE (APPROXIMATELY 10 ACRES)



SMALL COMMERCIAL NODE (APPROXIMATELY 5 ACRES)



SMALL-SCALE COMMERCIAL BUILDING



Implications for the Plan

Which alternative, or combination of ideas, best implement the project goals for commercial opportunities?

Key considerations, choices, and trade-offs include:

Commercial area at SW 175th/Weir

175th/Weir: A smaller node, approximately 5 acres, is viable, supportive of the commercial project goal and consistent with community support for commercial area(s) in Cooper Mountain. There is an opportunity to co-locate community uses at this same location to strengthen the creation of a neighborhood gathering place.

There is an option to designate a larger area, approximately 10 acres,

at this location to provide sufficient acreage for an anchor store, such as a grocery store). A hybrid approach would be to designate 5 acres for commercial uses and an adjacent 5 acres that are flexible for commercial or other uses.

Commercial nodes in Cooper Lowlands

Lowlands: The evaluation identified challenges for the interior and Tile Flat commercial nodes shown in Alternatives B and C. Options for these commercial areas include: (a) Retaining one or both of them with flexible zoning that would allow commercial, multi-dwelling residential, or a combination thereof; or (b) Removing these commercial nodes and designating them for multi-dwelling residential use instead.

Small-scale businesses with neighborhoods: The concept of dispersed small-scale commercial uses and allowance for more in-home entrepreneurship opportunities has generally been supported in community discussions to date. For greenfield settings like Cooper Mountain, there is little recent precedent from which to learn. Options could include the city making home-based businesses more flexible, allowing small-scale commercial activity that fits in well with homes in some areas, or identifying specific locations where businesses are allowed within neighborhoods.





EQUITY LENS: Planning for land uses and community design that is accessible to people who have previously been excluded or underserved is a priority for the City of Beaverton. When asked about what makes a welcoming and inclusive community, community members have emphasized being able to access goods and services locally, the importance of community gathering places, and support for the concept of small-scale businesses within Cooper Mountain's future neighborhoods. These priorities suggest that multiple and dispersed opportunities for commercial uses will further the goals for equitable planning for Cooper Mountain. In addition to the land use and community design element of the Community Plan, the city has identified a priority of supporting women-owned, BIPOC-owned, and culturally-specific businesses within the plan area. Working with local economic development groups can help foster entrepreneurship for historically disadvantaged groups.

