

## Development Land

**Size:** 4.69 Acres | **Sale Price:** Market Price

**16770 SW Alvord Ln, Beaverton, OR 97007**

- Part of the Cooper Mountain Expansion Area
- Adjacent to Lennar's Heights at Cooper Mountain
- Less than 1 Mile from Mountain Side High School
- Includes House Built in 2004, 3 bd / 3 bt, 2,384 SF
- **Zoning:** Cooper Mountain - Residential Mixed (CM-RM) - View Online

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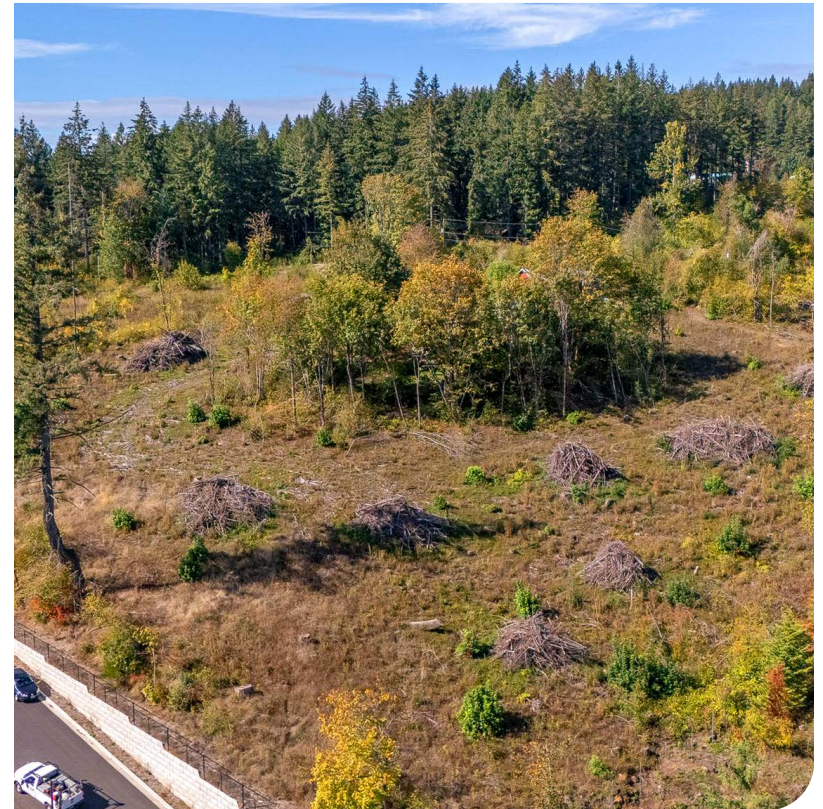
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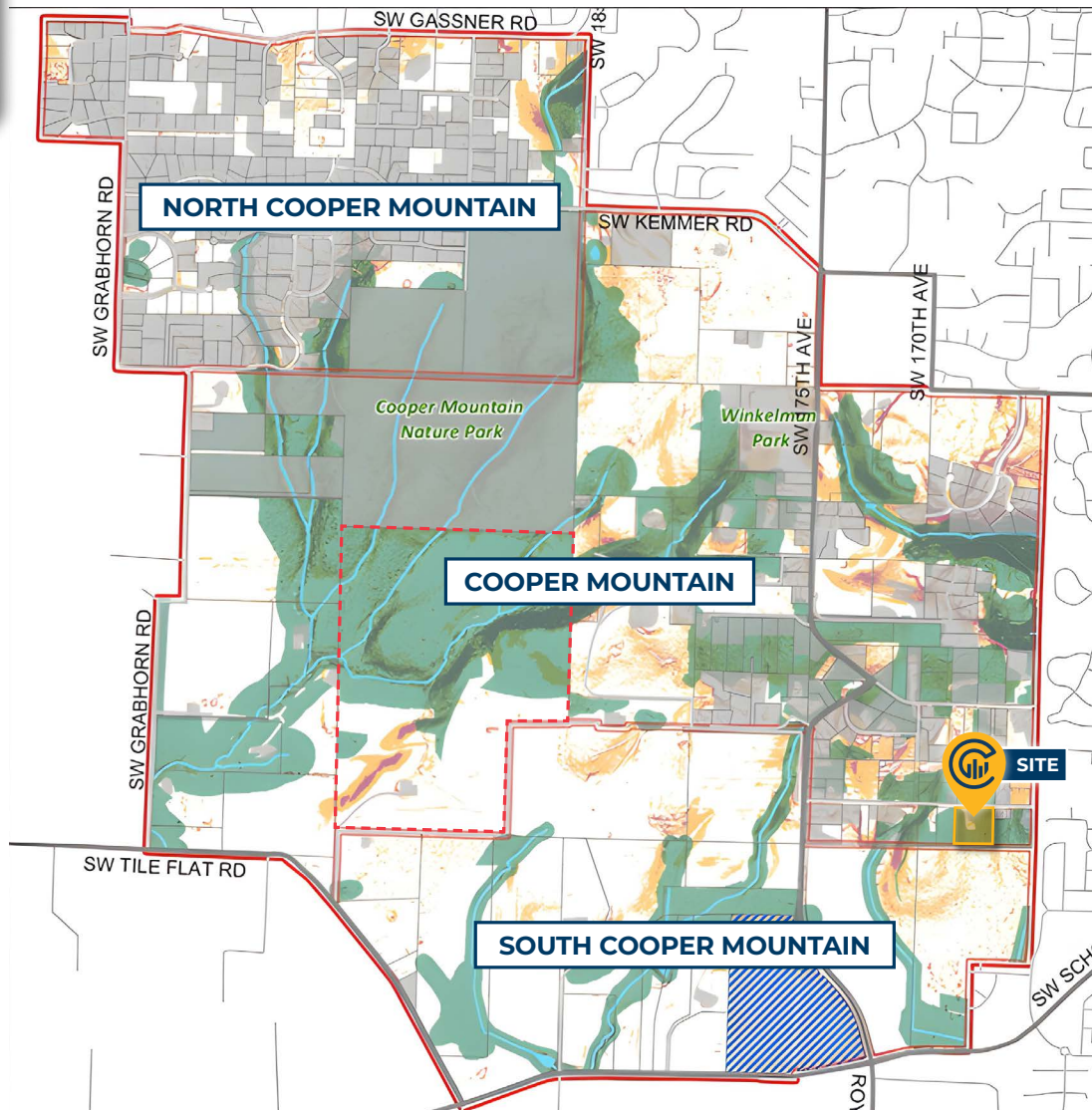
# PROPERTY PHOTOS





# COOPER MOUNTAIN COMMUNITY PLAN

## COOPER MOUNTAIN COMMUNITY PLAN



### ABOUT COOPER MOUNTAIN

The Cooper Mountain Community Plan is a multi-year effort to plan for the 1,200-acre Cooper Mountain area, which was recently added to Metro's urban growth boundary.

The Cooper Mountain Community Plan will establish a long-term vision for the area's growth and development to support welcoming, walkable neighborhoods that honor the unique landscape and ensure a legacy of natural resource protection and connection.

The area is anticipated to provide at least 5,000 homes, including a mix of single-family and multi-family homes, more than 10,000 residents, parks, commercial areas, trees, and natural resources.

### PROJECT GOALS

- Create equitable outcomes for residents, including historically under served and underrepresented communities.
- Provide new housing in a variety of housing types and for all income levels.
- Preserve, incorporate, connect, and enhance natural resources.
- Improve community resilience to climate change and natural hazards.
- Provide public facilities and infrastructure needed for safe, healthy communities.
- Provide safe, convenient access to important destinations while supporting transportation options, including walking and biking.
- Provide opportunities for viable commercial uses, including places to work and places to buy goods and services.
- Identify feasible, responsible funding strategies to turn the vision into a reality.

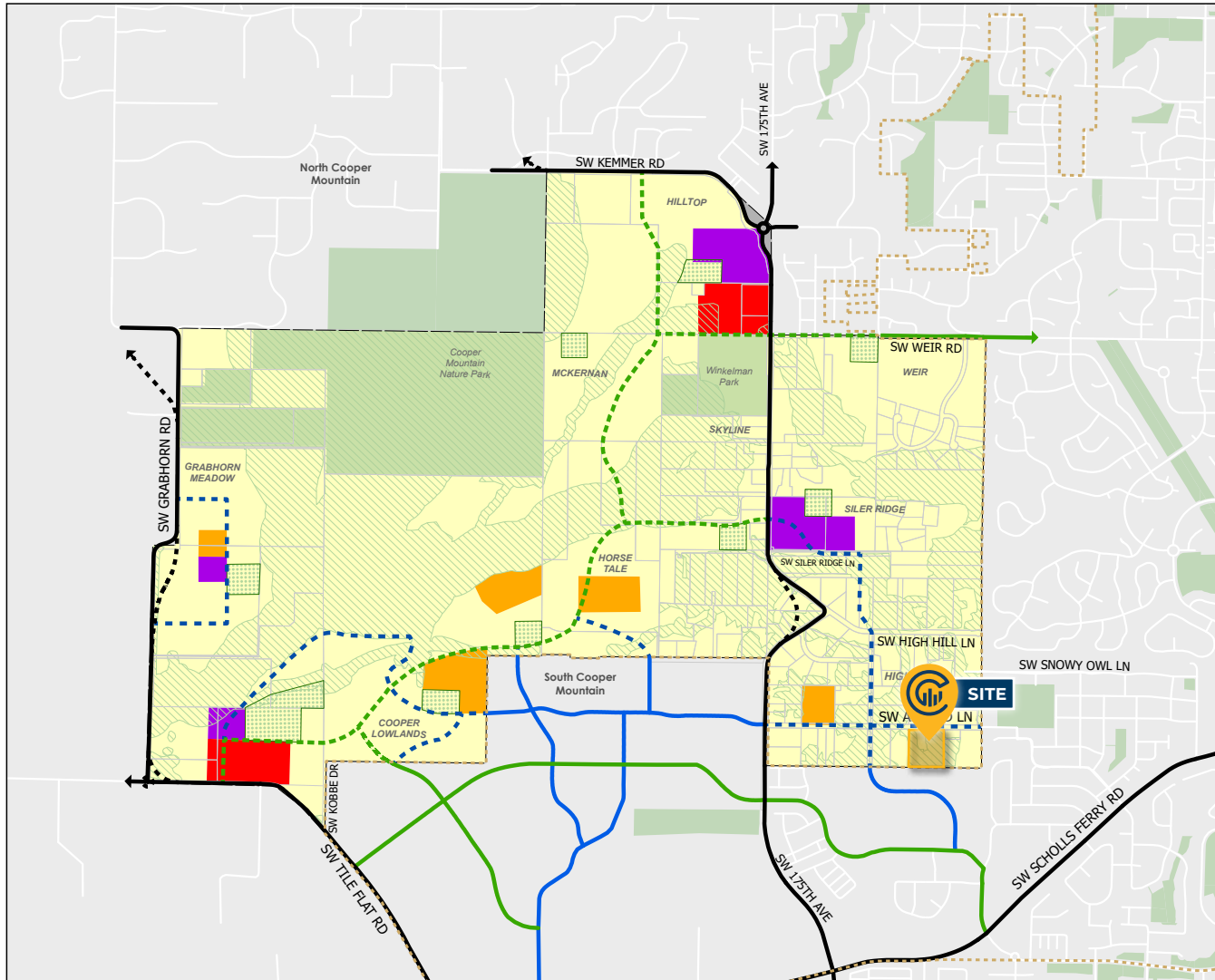
Cooper Mountain Community Plan: <https://www.beavertonoregon.gov/350/Cooper-Mountain-Community-Plan>

# COOPER MT COMMUNITY PLAN PROPOSED ZONING MAP

(September 2024) Subject to Change



## PROPOSED ZONING MAP



## Cooper Mountain Community Plan

### Proposed Zoning and Overlay Map

#### Proposed zoning

- Cooper Mountain Community Service (CM-CS)
- Cooper Mountain High Density Residential (CM-HDR)
- Cooper Mountain Multi-Unit Residential (CM-MR)
- Cooper Mountain Residential Mixed (CM-RM)

#### Additional Information

- Cooper Mountain Community Plan Boundary
- 2019 Taxlots
- Beaverton City Limits
- Resource Overlay
- Park Overlay
- Parks and Natural Areas
- Arterial
- Collector
- Neighborhood Route
- Proposed Arterial
- Proposed Collector
- Proposed Neighborhood Route

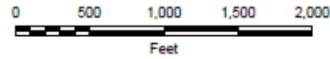
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# COOPER MOUNTAIN NEIGHBORHOODS

## South Cooper Mountain Projects



April 29th, 2021

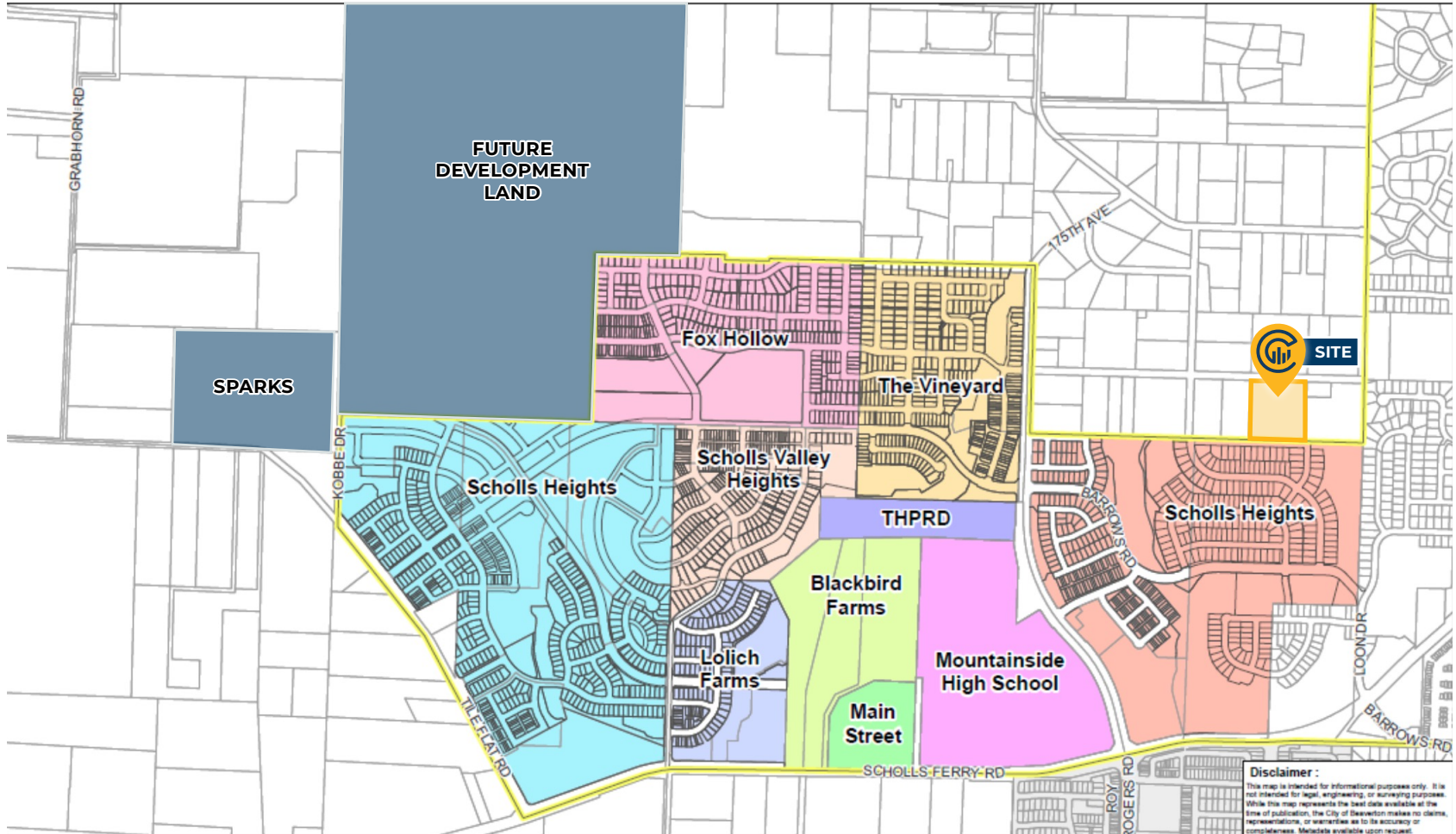


### SCM Projects

- Blackbird Farms
- Fox Hollow
- Lolich Farms
- Main Street
- Mountainside High School

- Scholls Heights
- Scholls Heights
- Scholls Valley Heights
- The Vineyard
- THPRD

- Beaverton
- Tigard
- Taxlots
- SCM Development





### 20.22.15. Site Development Standards

Site Development Standards support implementing development consistent with the corresponding zoning district. All superscript notations refer to applicable regulations or clarifications as noted in footnotes below.

Table 20.22.15 Cooper Mountain Site Development Standards				
Superscript Refers to Footnotes	CM-CS	CM-HDR	CM-MR	CM-RM
A. Minimum Land Area (square feet)	N/A	N/A	N/A	N/A
B. Minimum Lot Area <sup>1,2</sup> (square feet)	N/A	N/A	N/A	
Single-Detached and Duplex	N/A	N/A	N/A	3,000
Triplex and Quadplex	N/A	N/A	N/A	4,000
Multi-Dwelling (5-6 units)	N/A	N/A	N/A	5,000 <sup>23</sup>
Townhouse	N/A	N/A	N/A	1,300 <sup>16</sup>
Cottage Cluster	N/A	N/A	N/A	7,000
Single-Room Occupancies	N/A	N/A	N/A	3,000
C. Maximum Lot Area	N/A	N/A	N/A	6,000 <sup>4</sup>
D. Maximum Residential Density <sup>26</sup>	N/A	N/A	N/A	N/A
E. Minimum Residential Density (units per acre) <sup>3, 27</sup>	34	34	34	10
F. Minimum Lot Width <sup>2, 5</sup>	N/A	N/A	14	20 <sup>16</sup>
G. Yard Setbacks <sup>2</sup>				
1. Front Minimum	0	0	10	10
2. Side Minimum <sup>22</sup>				
a. Abutting Lot	N/A	N/A	0, 3 or 5 <sup>7</sup>	0, 3 or 5 <sup>7</sup>
b. Abutting Street (public or private)	N/A	N/A	0, 3 or 5 <sup>7</sup>	0, 3 or 5 <sup>7</sup>
3. Side Maximum	N/A	N/A	N/A	N/A
4. Rear Minimum	N/A	N/A	10	15 <sup>8</sup>
5. Minimum Side or Rear Yards Abutting Property Zoned Residential <sup>9</sup>	10	10	N/A	N/A
6. Minimum Side or Rear Yards Abutting Cooper Mountain Nature Park property <sup>25</sup>	25	25	25	25
7. Garage and Carport Minimum <sup>10</sup>	N/A	N/A	5 or 18.5 <sup>11</sup>	18.5
8. Garage Door to Rear Minimum <sup>12</sup>	N/A	N/A	22	22
9. Minimum Between Buildings <sup>13</sup>	N/A	N/A	6	6
I. Building Height				
1. Minimum	N/A	N/A	N/A	N/A
2. Maximum <sup>14</sup>	65 <sup>15</sup>	65	65	45
J. Floor Area Ratio (FAR)				

Cooper Mountain Community Plan  
Proposed Development Code Amendments

October 2, 2024



Table 20.22.15 Cooper Mountain Site Development Standards

Superscript Refers to Footnotes	CM-CS	CM-HDR	CM-MR	CM-RM
1. Minimum Floor Area Ratio	0.4	0.4	N/A	N/A
2. Minimum with Cooper Mountain Development Plan	0.3	0.3	N/A	N/A
K. Maximum Floor Area Ratio (FAR) <sup>2, 17, 18</sup>	2.0 <sup>24</sup>	2.0 <sup>24</sup>	1.5 <sup>24</sup>	Refer to Maximum FAR for each housing type in K.1. through K.6.
1. Single-Detached Dwelling	N/A	N/A	N/A	0.80
2. Duplex	N/A	N/A	N/A	0.90
3. Triplex and Quadplex	N/A	N/A	N/A	1.20
4. Townhouse	N/A	N/A	N/A	N/A
5. Cottage Cluster	N/A	N/A	N/A	N/A
6. Multi-Dwelling (5 to 6 units)	N/A	N/A	N/A	1.20
7. Non-Residential Uses and Conditional Uses	N/A	N/A	N/A	N/A
Wireless Communication Facilities				
L. Maximum Height				
1. WCF <sup>19</sup>	80	80	80	80
2. Equipment Shelters <sup>20</sup>	12	12	12	12
3. Roof Mounted Antennas	Shall not extend above maximum height of underlying zone or increase the height of any building which is nonconforming due to height.			
M. Yard Setbacks <sup>21</sup>				
1. Requirements	Shall comply with underlying zoning district requirements			
2. Other	Refer to <a href="#">60.70.35.14.A</a> and B			
	All Dimensions are in Feet.			

1. Minimum lot area standards apply to land divisions, except middle housing land divisions. For middle housing, the standards also determine the minimum lot size needed for each middle housing type to be built on an existing lot.
2. If a duplex, triplex, quadplex, or cottage cluster has been divided by a middle housing land division, the development standards that are applicable to the lot shall apply to the middle housing parent lot, not to the middle housing child lots.
3. Refer to Section 20.25.05 for exceptions to minimum density standards in the CM-RM district.
4. Only applies to lots with small-scale commercial uses in the CM-RM zone.
5. Corner lots may need to provide a greater minimum lot width to accommodate the sight clearance areas specified in the Engineering Design Manual.
6. Reserved.
7. Side setbacks are 5 feet except when a different dimension is described in this footnote. For townhouses, the minimum side setback is zero for the attached side of the townhouse and 5 feet for sides that are not attached. For land divisions, except for townhouses or middle housing land divisions, the perimeter side setbacks are 5 feet, but side setbacks internal to the land division

Cooper Mountain Community Plan  
Proposed Development Code Amendments

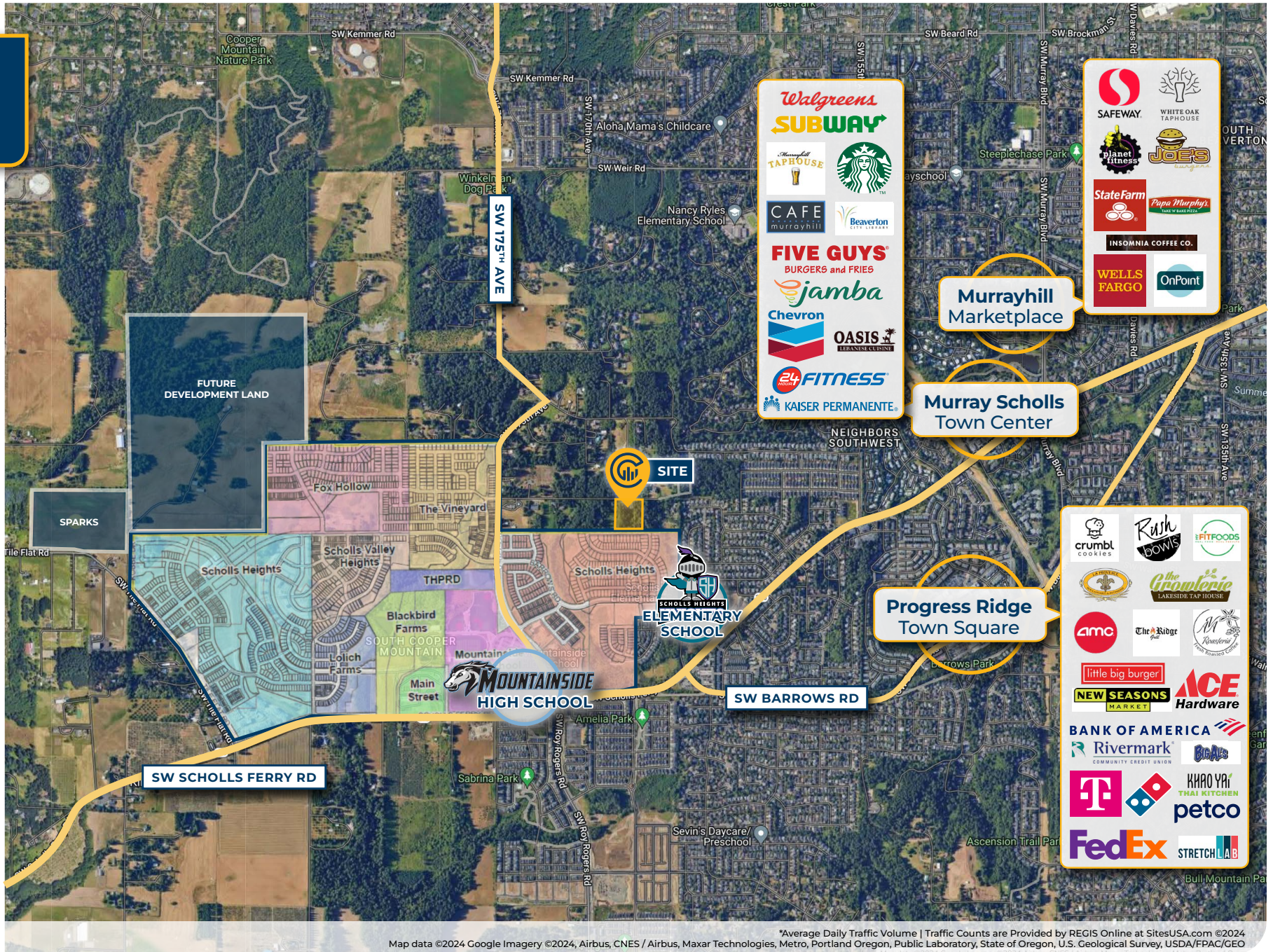
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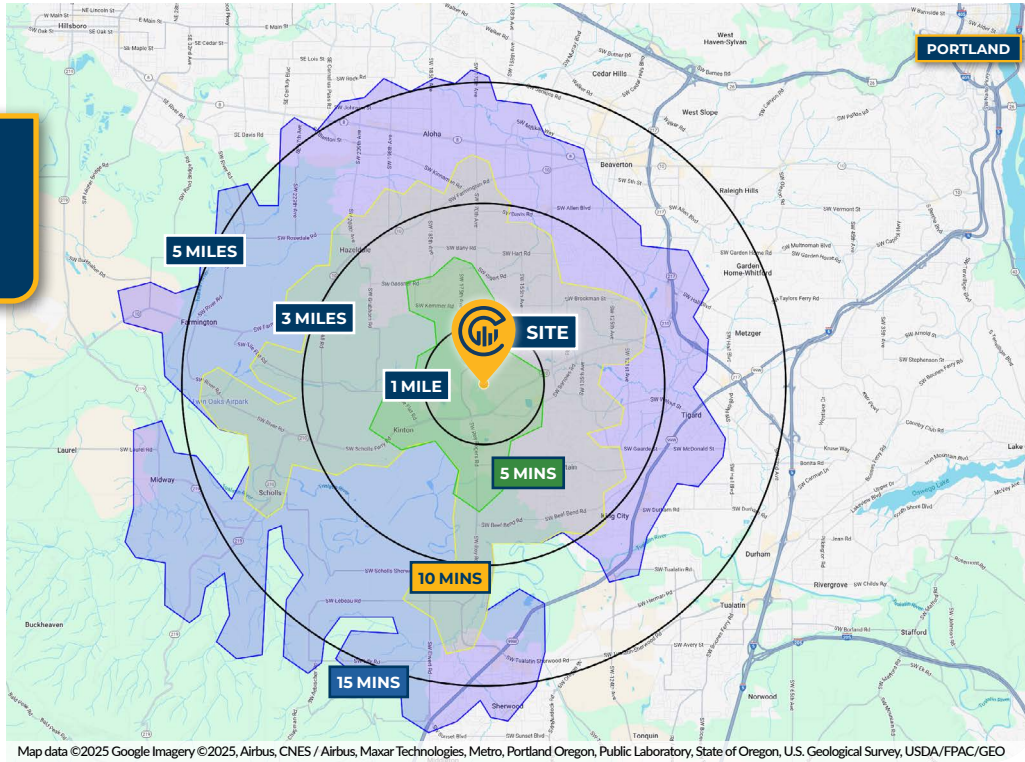
# LOCAL AERIAL



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# DRIVE TIMES & DEMOGRAPHICS



## AREA DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2025 Estimated Population	13,719	96,859	236,816
2030 Projected Population	14,087	93,920	234,060
2020 Census Population	12,797	97,320	232,163
2010 Census Population	10,655	87,710	210,676
Projected Annual Growth 2025 to 2030	0.5%	-0.6%	-0.2%
Historical Annual Growth 2010 to 2025	1.9%	0.7%	0.8%
<b>Households &amp; Income</b>			
2025 Estimated Households	5,284	37,527	94,916
2025 Est. Average HH Income	\$171,807	\$159,582	\$134,036
2025 Est. Median HH Income	\$147,098	\$132,618	\$108,222
2025 Est. Per Capita Income	\$66,171	\$61,880	\$53,824
<b>Businesses</b>			
2025 Est. Total Businesses	398	2,629	12,065
2025 Est. Total Employees	1,754	11,582	89,831

Demographic Information, Traffic Counts, and Merchant Locations are Provided by REGIS Online at SitesUSA.com  
 ©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 05/2025,  
 TIGER Geography - RS1

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