THE BRIAN DENNE
NEIGHBORHOOD COLLECTION

COOPER MOUNTAIN

BEAVERTON, OREGON

Local knowledge.
A neighborhood worth knowing.

2026 MAGAZINE



WELCOME

A neighborhood worth knowing.

A useful local guide - made for the people who live here.

Thank you for opening this Cooper Mountain edition of The Brian Denne Neighborhood Collection. This part of southwest Beaverton is shaped by wooded slopes, established residential streets, a celebrated nature park, local history, and a new chapter of carefully planned growth.

This publication is designed to be useful and enjoyable: a local resource for residents, future homeowners, and anyone considering a move. The pages ahead bring together neighborhood context, outdoor destinations, schools, planning resources, everyday conveniences, and practical property guidance.

My goal is simple: to give you the knowledge you need to make great decisions and feel truly at home in your community.



Brian Denne

LOCAL REAL ESTATE BROKER

PREMIERE PROPERTY GROUP, LLC

Brian Denne

PREMIERE PROPERTY GROUP, LLC

In this edition

Six sections. Twenty pages. One useful neighborhood resource.

01 Welcome + Orientation — PAGES 2-5

Introduction, neighborhood character, setting, and local connections

02 Homes, Nature + Community — PAGES 6-8

Housing character, trails, schools, and planning resources

03 Resources + Quick Read — PAGES 9-10

Listings, home value, market links, and a fast recap

04 Living Here + Local Identity — PAGES 11-13

Lifestyle overview, vineyard, and nature learning

05 Growth + Community Life — PAGES 14-18

Planning, services, events, parks, trails, and a local Saturday

06 Local Links + Connect — PAGES 19-20

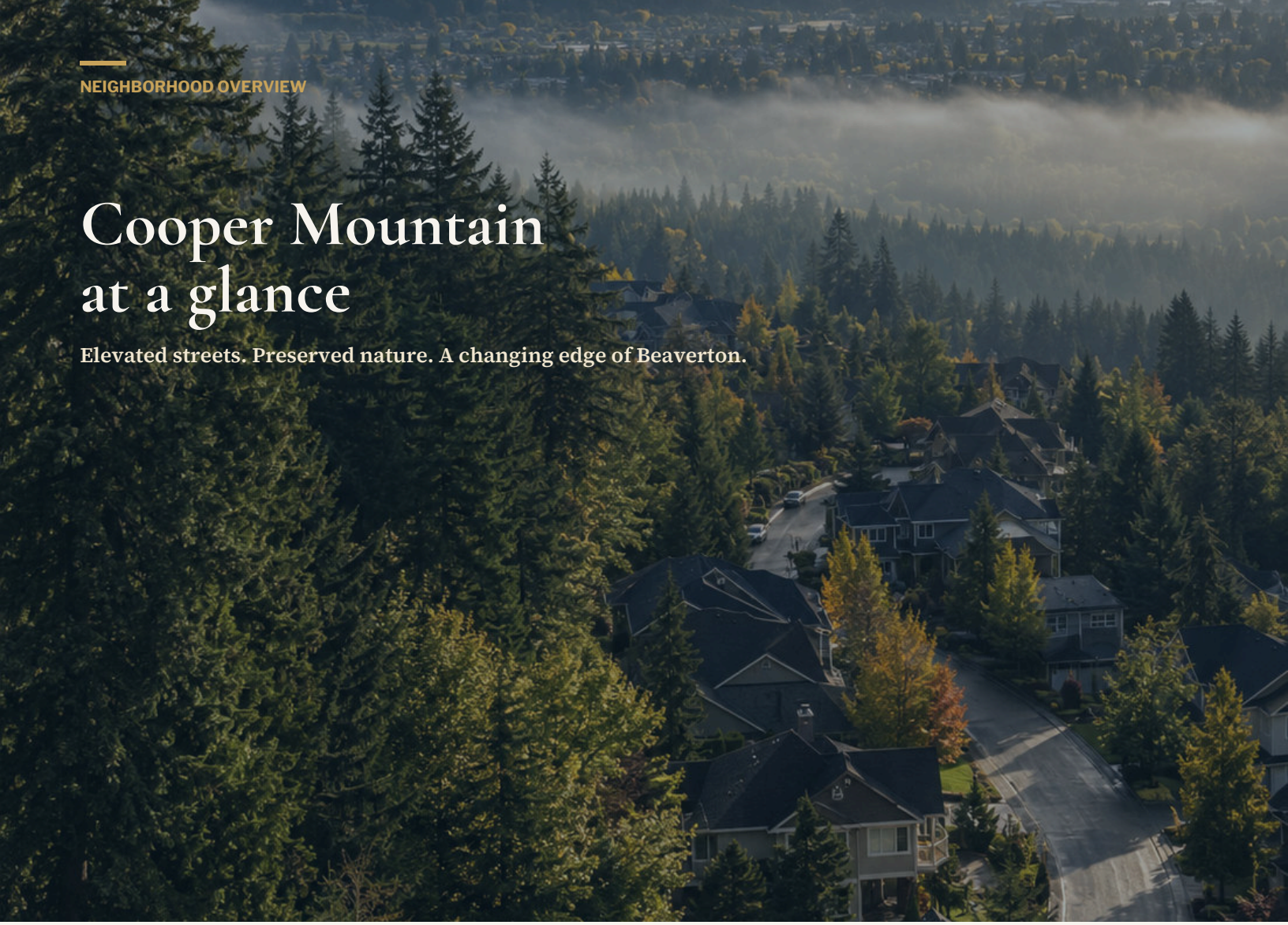
Useful Cooper Mountain resources and direct contact with Brian

Clickable resources and QR codes connect this magazine to current information.

BRIANDENNE.COM

Cooper Mountain at a glance

Elevated streets. Preserved nature. A changing edge of Beaverton.



Cooper Mountain is both a place and a point of view: wooded residential slopes, valley outlooks, long-established homes, and the 230-acre Cooper Mountain Nature Park. To the south, newer neighborhoods and the adopted community plan are shaping the area's next chapter. The result is a landscape where address-specific details matter - city limits, school assignment, utilities, roads, and future development can change within a short distance.

WHY IT STANDS OUT

- A true hillside setting
- 230 acres of protected nature
- Established and newer homes
- Valley and Coast Range outlooks
- A major long-range growth plan

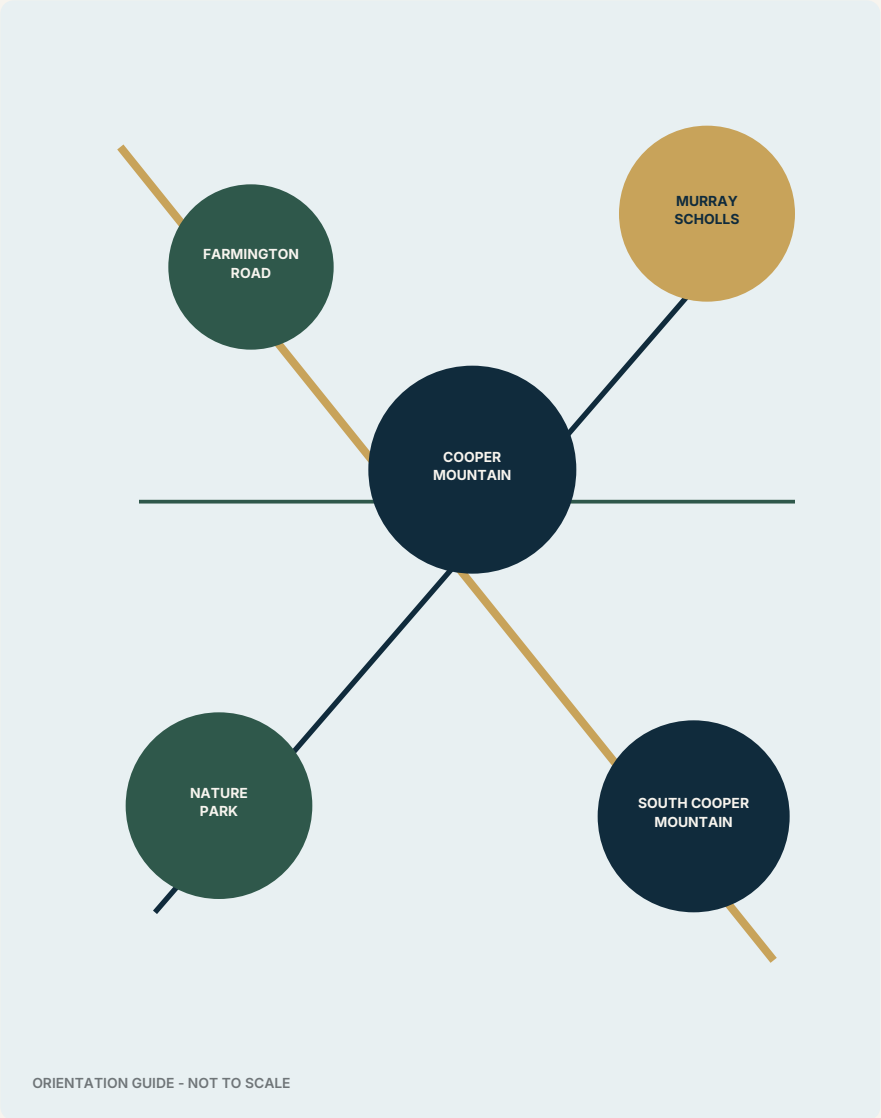
The local advantage Nature and neighborhood life meet on the same slope.

Sources: THPRD and Metro; City of Beaverton Cooper Mountain Community Plan (verified August 2026).

ORIENTATION

The shape of the neighborhood

A simple guide to the places that frame everyday life.



ORIENTATION GUIDE - NOT TO SCALE

HOW TO READ THE AREA

Cooper Mountain rises between the Farmington Road corridor and Scholls Ferry Road. Established homes cover much of the north and east slopes. The Nature Park occupies the south side, while South Cooper Mountain and the new expansion area extend toward Roy Rogers Road and the city's growing edge.

BOUNDARY NOTE

Mailing address, city jurisdiction, school assignment, park district, utilities, and future planning area do not always follow the same line. Verify every address.

CURRENT CITY MAP

Useful local context starts with the right map.

SCAN FOR THE CITY'S CURRENT COOPER MOUNTAIN RESOURCE

Sources: City of Beaverton Cooper Mountain Community Plan and interactive map (verified August 2026).



HOMES + STREETS

Homes shaped by the slope

Topography, trees, and different eras give the streets their character.

01

VARIETY BY ERA

Established ranch and traditional homes, custom hillside properties, townhomes, and newer South Cooper construction create distinct pockets.

02

SITE DESIGN MATTERS

Driveways, retaining walls, drainage, sunlight, trees, and outdoor areas can be as important as the floor plan.

03

VIEWS ARE PROPERTY-SPECIFIC

Elevation may create valley or territorial views, but orientation, vegetation, nearby construction, and season all influence what a home actually sees.

A PRACTICAL BUYER NOTE

Evaluate each property individually - drainage, retaining systems, roof exposure, tree condition, access, utilities, and future nearby development can vary widely.

Nature is part of the address

A protected landscape gives Cooper Mountain its clearest identity.



230 ACRES

Forest, prairie, oak woodland, seasonal water, and restored habitat form one connected natural area.

3.5 MILES

Trails of varying difficulty cross the park and connect the Nature House, overlooks, and habitat areas.

PLAN BEFORE YOU GO

Pets and bicycles are prohibited except service animals. Check current hours, trail notices, and program details.

The view changes because the habitat changes.

The park moves from conifer forest to prairie and Oregon white oak woodland, with broad outlooks toward the Tualatin Valley and Chehalem Mountains.

Source: THPRD Cooper Mountain Nature House and trail map (verified August 2026). Photo: M.O. Stevens, CC BY-SA 3.0.

A neighborhood anchored by learning

School history and a long-range community plan connect past and future.

BEAVERTON SCHOOL DISTRICT PROFILE

Cooper Mountain Elementary

7670 SW 170th Ave
Beaverton, OR 97007

A SCHOOL WITH DEEP ROOTS

The school traces its history to a one-room Cooper Mountain schoolhouse. The present site has grown through multiple eras, including major construction in 1967 and 1970 and recent front-office improvements.

COMMUNITY PLAN

Growth with a framework

Beaverton's adopted Cooper Mountain Community Plan guides housing, parks, trails, natural-resource protection, roads, utilities, and future commercial areas in the 1,200-acre expansion area.

CITY RESOURCE

Three ways to stay connected

01

VERIFY

Use the district's address-specific boundary map before relying on a school name or listing description.

02

FOLLOW

Watch City implementation and annexation updates as the new Cooper Mountain area moves from plan to development.

03

EXPLORE

Use THPRD resources for current parks, trails, nature programs, classes, and seasonal events.

Sources: Beaverton School District; City of Beaverton Cooper Mountain Community Plan (verified August 2026).

NEIGHBORHOOD INFORMATION

Your neighborhood resource hub

Scan once. Keep exploring after the page closes.

CURRENT LISTINGS

Browse homes available in and around Cooper Mountain.

SCAN

HOME VALUE

Request a personalized review of your home's current market position.

SCAN

MARKET UPDATES

Follow Beaverton pricing, inventory, and sales activity with local context.

SCAN

SCHEDULE A CALL

Connect directly with Brian to discuss your plans and timing.

SCAN

Explore homes, values, and neighborhood updates

BRIANDENNE.COM

THE QUICK READ

Cooper Mountain in five minutes

The opening section, distilled to what matters most.

01	TOPOGRAPHY	Hillside streets, wooded edges, and changing elevation influence views, drainage, access, and site design.
02	HOUSING	Established homes, custom properties, townhomes, and newer South Cooper construction create several distinct submarkets.
03	NATURE	The 230-acre Nature Park and 3.5 miles of trails are defining neighborhood resources - not simply nearby amenities.
04	CHANGE	The adopted 1,200-acre Community Plan establishes a framework for future homes, parks, trails, services, and infrastructure.
05	BEST ADVICE	Treat every address individually: confirm jurisdiction, schools, utilities, site systems, condition, views, and nearby plans.

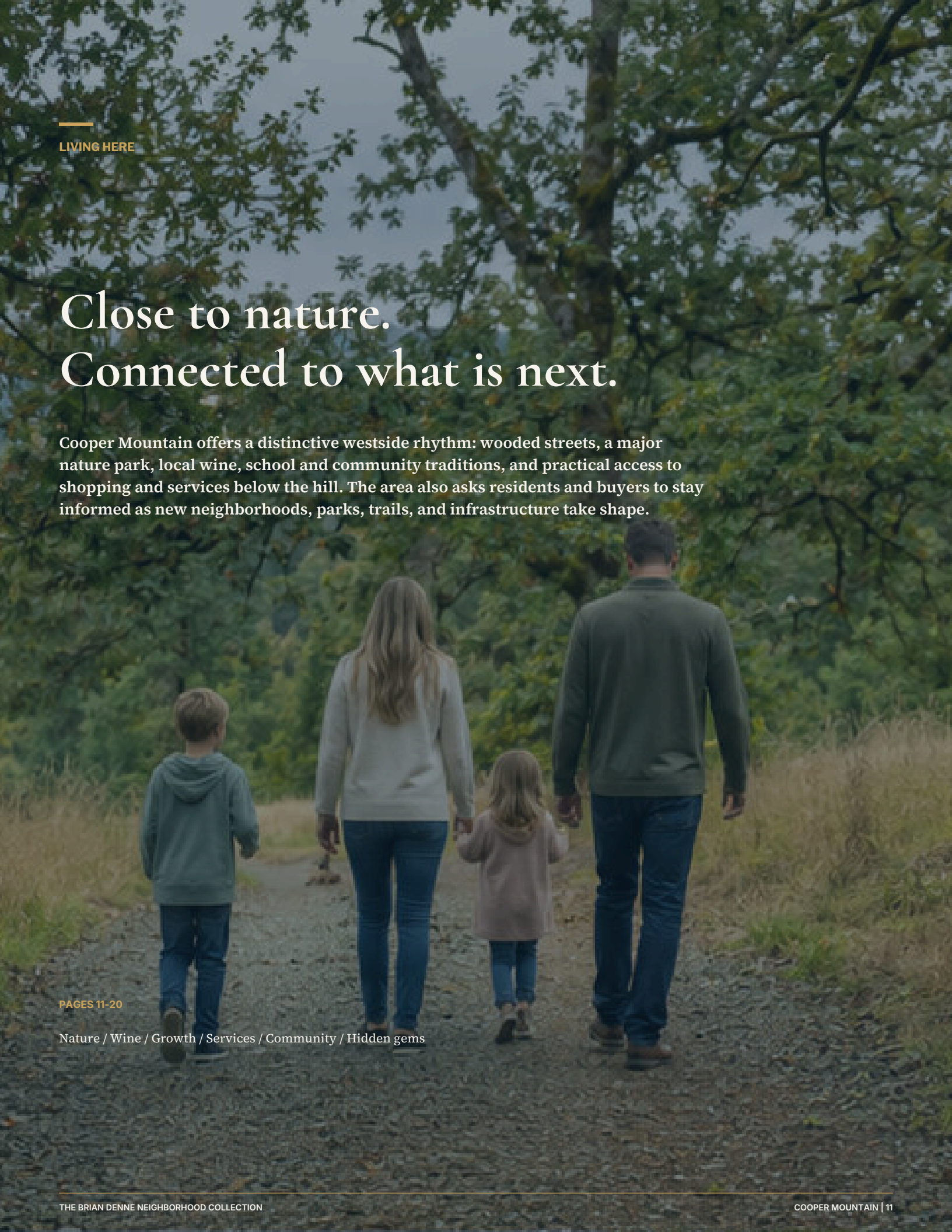
Next: Living Here

Nature, wine, daily routines, new growth, parks, events, and a perfect local Saturday.

LIVING HERE

Close to nature. Connected to what is next.

Cooper Mountain offers a distinctive westside rhythm: wooded streets, a major nature park, local wine, school and community traditions, and practical access to shopping and services below the hill. The area also asks residents and buyers to stay informed as new neighborhoods, parks, trails, and infrastructure take shape.



PAGES 11-20

Nature / Wine / Growth / Services / Community / Hidden gems



A vineyard on the mountain

A local name that has carried Cooper Mountain far beyond Beaverton.

COOPER MOUNTAIN VINEYARDS

Established in 1978, Cooper Mountain Vineyards built its identity around organic and biodynamic farming. The Beaverton estate at 20121 SW Leonardo Lane connects the neighborhood name to Oregon wine history and the agricultural landscape that shaped this hillside before today's residential growth.

CURRENT VISIT DETAILS

Hours and experiences can change.

Source: Cooper Mountain Vineyards official site and fact sheet (verified August 2026).







NATURE LEARNING

The Nature House

A gateway to the park and an outdoor classroom.

Cooper Mountain Nature House supports year-round environmental education, family programs, camps, fitness, nature study, and hands-on learning. From the building and nearby trails, visitors can move into prairie, oak woodland, and conifer forest while learning how habitat restoration and everyday recreation fit together.

LOCATION

18892 SW Kemmer Road
Beaverton, OR 97007

Program schedules, facility access, and trail conditions can change. Verify before visiting.

A neighborhood feels deeper when the landscape can teach.

Source: THPRD Cooper Mountain Nature House (verified August 2026). Photo: M.O. Stevens, CC BY-SA 3.0.



PLANNING + GROWTH

South Cooper Mountain and the next chapter

Growth is underway - and a larger expansion area now has an adopted framework.

1,200

ACRES

The Cooper Mountain expansion area covered by the adopted Community Plan.

5,000

HOMES

The city's long-range estimate for eventual housing in the expansion area.

10,000+

RESIDENTS

The city's estimate for the population the area could eventually support.

STATUS AS OF AUGUST 2026

City Council adopted the plan and related code and infrastructure work on December 3, 2024. The city reports that preparation for annexations has begun. Timing will vary by property and development proposal.

CURRENT PLAN + UPDATES

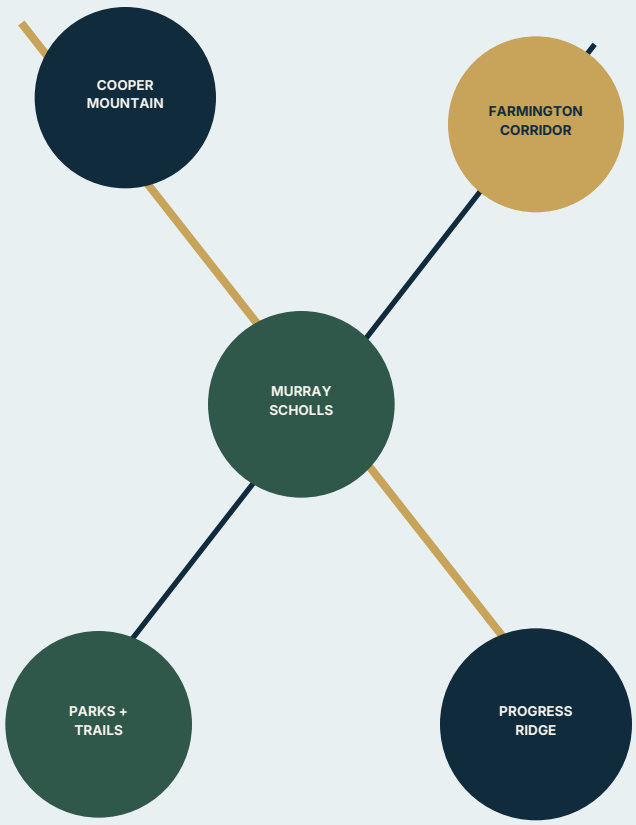
Source: City of Beaverton Cooper Mountain Community Plan and FY 2026-27 budget materials (verified August 2026).

SHOPPING + SERVICES

Everyday essentials, down the hill

Cooper Mountain stays residential while nearby centers handle the daily list.

LOCAL DESTINATION SCHEMATIC - NOT TO SCALE



NEARBY DAILY DESTINATIONS

Murray Scholls Town Center

Library branch, fitness, medical, restaurants, pharmacy, and services.

Progress Ridge TownSquare

Grocery, cinema, restaurants, retail, services, and a walk by Progress Lake.

Farmington Road corridor

Groceries, fuel, neighborhood services, and east-west connections.

South Cooper connections

New parks, trails, schools, and services continue to evolve with development.

CURRENT DIRECTORIES

Tenant rosters and hours change.

SCAN ON PAGE 19

Sources: Gramor Development; City of Beaverton; THPRD (verified August 2026).

COMMUNITY LIFE

A calendar with character

Nature programs, markets, city events, and neighborhood traditions create reasons to gather.

NATURE HOUSE PROGRAMS

Camps, family programs, environmental education, wellness, and seasonal nature experiences at Cooper Mountain.



CURRENT DETAILS

Check before planning your visit.

BEAVERTON EVENTS

Markets, arts, cultural celebrations, public-space events, and seasonal community gatherings across the city.



CURRENT DETAILS

Check before planning your visit.

THPRD DISTRICT LIFE

Classes, volunteer opportunities, recreation, park programs, and events for many ages and interests.



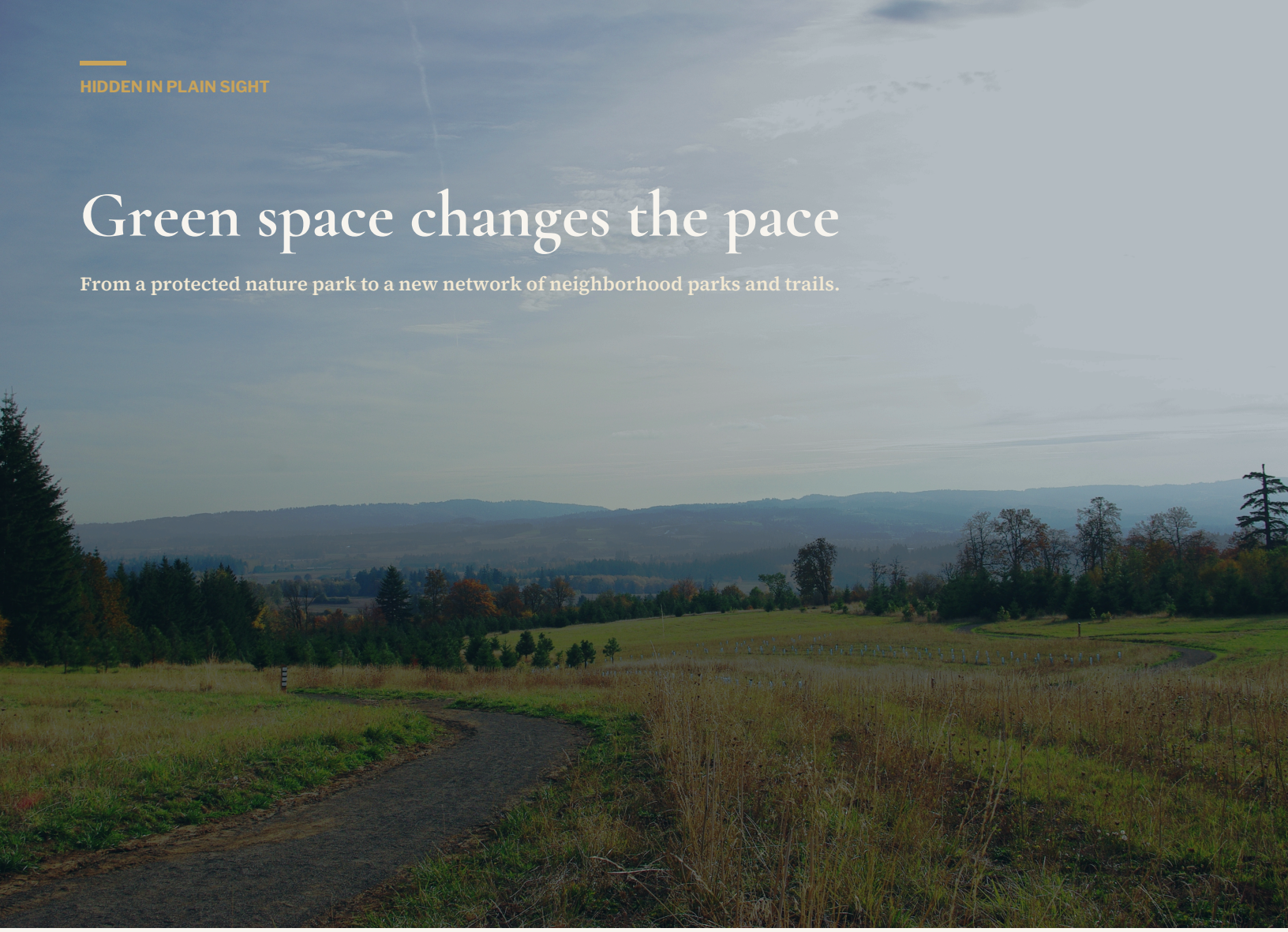
CURRENT DETAILS

Check before planning your visit.

Schedules and registration details change. Use the linked official calendar before making plans.

Green space changes the pace

From a protected nature park to a new network of neighborhood parks and trails.



COOPER MOUNTAIN NATURE PARK

The defining destination: 230 acres, 3.5 miles of trails, habitat restoration, and broad views.

FREE SKIES PARK

A named South Cooper Mountain park in THPRD's growing local system.

HARMONY PARK + SEQUOIA PLAZA

New public spaces named to reflect community stories and future gathering places.

THREE NEW TRAILS

Chahelim Trail, Oregon Oak Trail, and Sandhill Crane Trail extend the area's future walking network.

PARKS + TRAILS UPDATES

Opening dates, construction status, amenities, and access can change. Check THPRD before visiting or relying on a future connection.

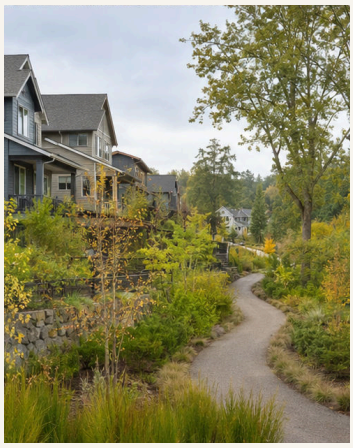
Photo: M.O. Stevens, CC BY-SA 3.0

NEIGHBORHOOD RHYTHM

A perfect local Saturday

Four easy chapters. No complicated plan required.



8:30 AM

START SLOW

Coffee at home with the hillside in view, or breakfast at a nearby southwest Beaverton favorite.

10:30 AM

GET OUTSIDE

Choose a Nature Park loop and pause at the prairie overlook or Nature House.

1:30 PM

MAKE IT LOCAL

Visit the Cooper Mountain vineyard, or handle errands at Murray Scholls or Progress Ridge.

5:30 PM

STAY CLOSE

Dinner nearby, a neighborhood walk, or a quiet evening as the valley light changes.

The luxury is having nature and daily convenience in the same local routine.

Suggested itinerary; verify business hours, park notices, and event schedules.

NEIGHBORHOOD INFORMATION

Your neighborhood resource hub

Scan once. Keep exploring after the page closes.

CITY PLAN + MAP

Adopted plan, implementation updates, annexation guidance, and the current city map.

SCAN

PARKS + TRAILS

Nature Park details, trail map, programs, and South Cooper parks-in-progress.

SCAN

SCHOOLS

Cooper Mountain Elementary information and the district's address-specific boundary tools.

SCAN

LOCAL DESTINATIONS

Cooper Mountain Vineyards and nearby Progress Ridge and Murray Scholls directories.

SCAN

Explore homes, values, and neighborhood updates

BRIANDENNE.COM

All linked destinations verified in August 2026.

THE LIFESTYLE ADVANTAGE

The balance is the point.

Elevated. Grounded. Connected enough to feel at home.

01

EVERYDAY EASE

Shopping, dining, schools, services, and regional routes sit below and around the hill.

02

OUTDOOR ACCESS

A 230-acre nature park and a growing network of parks and trails keep green space central.

03

A FUTURE TO FOLLOW

New neighborhoods, infrastructure, and public spaces make current planning information essential.



Brian Denne

PREMIERE PROPERTY GROUP, LLC

For local market insight, current homes, or a personalized conversation about buying or selling in Cooper Mountain, connect directly.

971-246-0487

briandenne@gmail.com

briandenne.com

VISIT WEBSITE