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EXHIBIT 1.4

January 27, 2016

Sandra Freund, AICP  
Planning Manager, Community Development Department  
City of Beaverton  
(via Email)

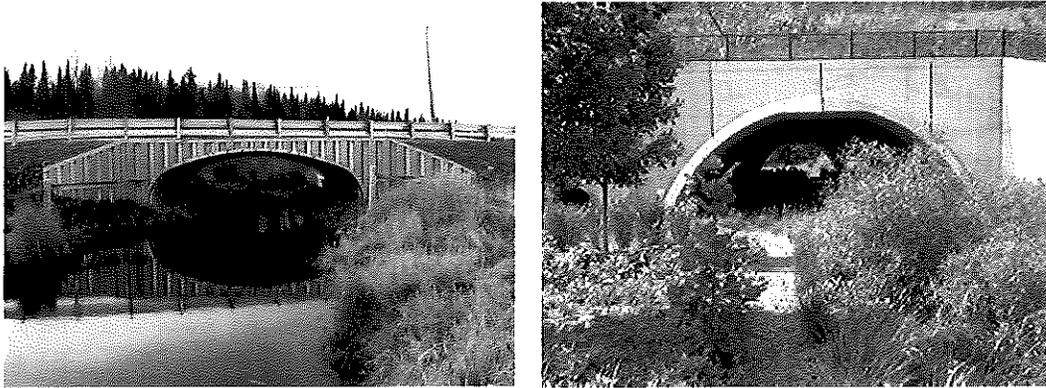
***RE: South Cooper Mountain Heights Planning Commission Questions  
Otak Project No. 16985***

Dear Sandra,

During the Planning Commission meeting on January 20, 2016 the applicant, West Hill Development ("West Hills") noted several questions for which the Commission was interested in receiving additional information. I am sending this letter addressing these items for the Commission's and public's information.

1. **Wildlife migration at the road 6c crossings over the two drainages** – A member of the public asked specifically about ability for coyotes continue to have safe passage up and down the drainages even after development of the proposed east-west collector (also known as Road 6C). The speaker referenced coyotes, but the question would also be applicable to other mammals as well.

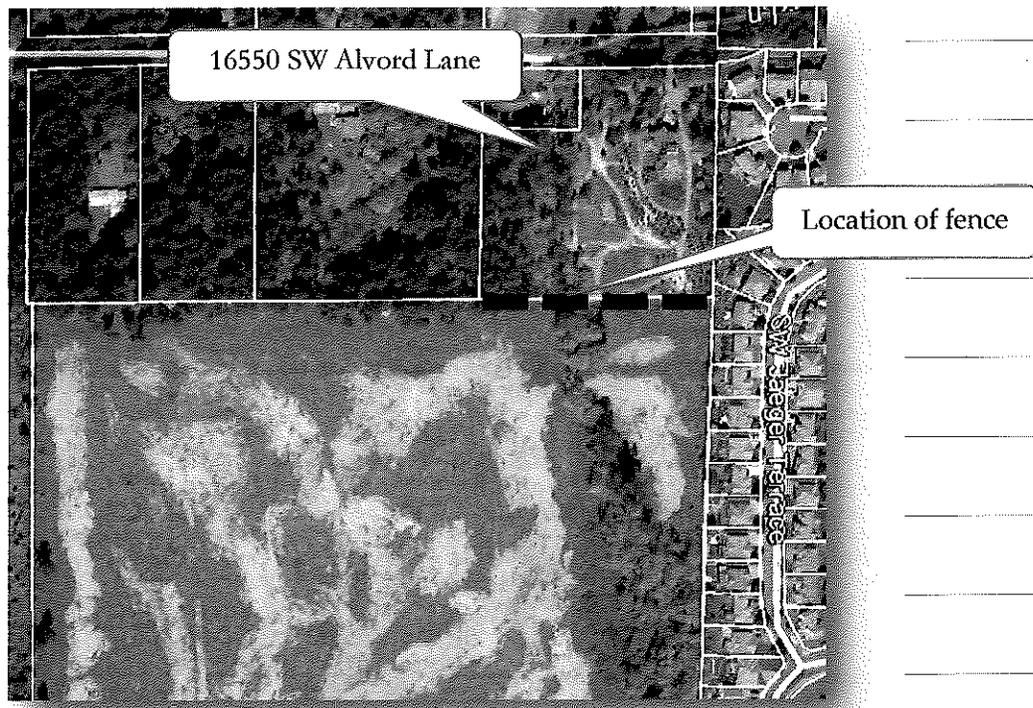
There are two stream/natural area crossings by Road 6C. The two crossings will be achieved using what are referred to as "bottomless arch span systems" that will span the wetland or stream area from one side to the other, creating a bridge that is outside the footprint of the sensitive areas. Bottomless arch spans are an industry best practice solution for avoiding or minimizing impacts to wetlands and natural areas. They are proposed in compliance with the Clean Water Act Section 404(b)(1) alternatives analysis guidelines that require applicants to apply a tiered process to any proposed impacts to Waters of the US. That process is: 1) avoidance; 2) minimization; 3) mitigation for unavoidable impacts. The bottomless arch span provides for avoidance, therefore eliminating the need for minimization and subsequent mitigation. The spans proposed for this projects are approximately 25' wide and 8' high on the inside. This large opening will facilitate wildlife crossings under the roadway at the two stream locations.



The images above show examples of the bottomless arch span technology that is proposed for use to allow passage for fish and wildlife

2. **Buffer Fence** – A neighbor to the north of the project site, Mrs. Prentice at 16550 SW Alvord Lane raised the issue of privacy and requested that West Hills construct a fence along the southern boundary of her property.

The attorney for West Hills, Mike Robinson, addressed the Planning Commission to assure them that, the applicant will construct a fence in this location. During development of the eastern tax lot within the South Cooper Mountain Heights subdivision, a five foot privacy fence will be installed.



3. **Phasing the project** – During discussion by the Planning Commission, the question of phasing was brought up. The Planning Commission appeared to be asking for assurance that the project was designed so that needed infrastructure would be available regardless of the order of development phasing.

The December 2, 2016 applicant submittal contained information demonstrating that each of the potential five (5) phases of the project will be supported independently by the requisite planned infrastructure. The conditions of approval have been written to also include the required roadway and infrastructure connections that would need to be made so that either the east or west portion of the proposed project could stand alone, and regardless of sequencing, will provide the necessary connections to the adjacent property line to facilitate development on the remaining lands within the proposal.

4. **Phasing and its effect on project density** – The Planning Commission asked if developing the project in two phases would have any impact on meeting the South Cooper Mountain Community Plan density targets.

The South Cooper Mountain Heights project complies with the density targets proved by the South Cooper Mountain Community Plan. The application contains a version of the Community Plan’s “Table 2” demonstrating compliance. The table, modified below to show the project’s east and west phases, shows that the zoning districts are not split among comprehensive plan categories. As a result, development of one phase, will not impact another’s ability to meet the targets.

Land Use Designation	Project Phase	Proposed Zoning	Net Residential Acres*	Assumed mix of zones from Table 2	Proposed mix of zones	Proposed Housing Units
<b>High Density (To be developed through separate application)</b>	<b>West - Standalone</b>	R-1	9.224	100% R-1	100% R-1	340
<b>Medium Density</b>	<b>West</b>	R-2	4.39	30% R-2	38% R-2	110
		R-4	7.46	70% R-4	62% R-4	83
<b>Standard Density</b>	<b>East</b>	R-5	3.35	30% R-5	30% R-5	33
		R-7	22.53	70% R-7	70% R-7	155
<b>Total</b>			<b>47.0</b>			<b>721</b>

It should be noted that 22 R-7 lots reside fully, and 7 more reside partially within the western tax lot. These lots however, are accessed by the road network within the eastern tax lot and therefore would not be utilized prior to the development of said eastern tax lot. Accordingly, the density mix portrayed in the above table will remain correct regardless of development phasing.

**Sandra Freund, AICP Planning Manager, City of Beaverton**  
*South Cooper Mountain Planning Commission Questions*

January 27, 2016  
Page 4

I appreciate you providing me with the opportunity to share this letter with the members of the Planning Commission in advance of our upcoming meeting on February 3, 2016

Sincerely,  
Otak, Inc.



Glen Bolen, AICP  
Senior Planner

GB;kg