

Response: No proposed driveways will have access onto an Arterial or Collector street.

60.55.40. Transit Facilities. *Transit routes and transit facilities shall be designed to support transit use through provision of transit improvements. These improvements shall include passenger landing pads, accessways to the transit stop location, or some combination thereof, as required by TriMet and the City, and may also include shelters or a pad for a shelter. In addition, when required by TriMet and the City, major industrial, institution, retail, and office developments shall provide either a transit stop on site or a pedestrian connection to a transit stop adjacent to the site.*

Response: No transit facilities are present within the site or within the South Cooper Mountain plan area. These standards are not applicable.

H. 60.60. TREES AND VEGETATION.

2. Removal and Preservation Standards.

- A. *All removal of Protected Trees shall be done in accordance with the standards set forth in this section.*
- B. *Removal of Landscape Trees and Protected Trees shall be mitigated, as set forth in section 60.60.25.*
- C. *For SNRAs and Significant Groves, the following additional standards shall apply:*
 1. *The minimum DBH of non-exempt surveyed trees that must be preserved on a site is as follows:*
 - a) *Multiple Use zoning districts: Fifteen percent (15%) of the DBH of non-exempt surveyed trees found on a project site.*
 - b) *Residential, Commercial, or Industrial zoning district: Twenty five percent (25%) of the DBH of non-exempt surveyed trees found on a project site.*

Response: The site is located within a residential zoning district, and the provisions of C.1.b above apply. 6156 DBH of non-exempt surveyed trees were found on the project site and within the SNRA; 3,612 DBH, or 58%, will be preserved. Mitigation is not required.

2. *DBH to be retained shall be preserved in cohesive areas, termed Preservation Areas, when development is proposed in SNRAs or Significant Groves.*

Response: Trees not proposed to be removed in the SNRAs on site will be preserved. They will be retained in cohesive areas and preserved with natural resources tracts and easements.

3. *Native understory vegetation and trees shall be preserved in Preservation Areas.*

Response: Native and understory vegetation and trees will be preserved within the natural resource tracts.

4. *Preservation Areas, conditioned for protection through the Development Review process, shall be preserved in clusters that are natural in appearance rather than in linear strips. Preservation Areas should connect with adjoining portions of the Significant Grove or SNRA on other sites.*

Response: Natural resource tracts are proposed in the resources' existing location, which is a somewhat linear feature following a stream.

5. *Preservation Areas, conditioned for protection through the Design Review process, shall be set aside in conservation easements and recorded with a deed restriction with Washington County, unless otherwise approved by the City. The deed restriction shall prohibit future development and specify the conditions for maintenance if the property is not dedicated to a public agency.*