

**Lauren Russell**

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**From:** Sierra Peterson  
**Sent:** Wednesday, September 25, 2019 2:16 PM  
**To:** 'Ted Radzwillowicz'  
**Cc:** Lauren Russell  
**Subject:** RE: Cedar Hills Development at Cedar Hills Shopping Center

Dear Mr. Radzwillowicz,  
Thank you for your comments on the proposed development. I will enter your comments into the public record.  
Sincerely,

*Sierra Peterson*

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**From:** Ted Radzwillowicz <tedradzwill@gmail.com>  
**Sent:** Wednesday, September 25, 2019 1:24 PM  
**To:** Sierra Peterson <speterson@beavertonoregon.gov>  
**Subject:** Cedar Hills Development at Cedar Hills Shopping Center

My family is highly opposed to this development.

The development should not be able to take advantage of parking reductions due to its proximity to a transit center. While parking reductions makes sense for urban locations where residents may not own vehicles, I don't believe it works for a residential suburb. Some residents may use mass transit for weekday commuting but these same people own cars and will use them for shopping trips, weekend excursions, etc. This location is not as walkable as, say, The Rise Central in downtown Beaverton. As such, it's vital to make sure parking is more than adequate. I was pleased to see parking garages are included in the project, however it does not appear to be sufficient for 6 stories of residential units, which means residents will park on the surface lot which will reduce parking options for those visiting the commercial establishments. The developer proposed to have shared parking between residential and commercial use, but the peak of commercial usage for restaurants, etc. is often after standard business hours, meaning both residential and commercial usage will coincide.

The height of the development is far out of character for the surrounding neighborhood. The tallest building around is the medical office on the corner of SW Park and Marlow, which is essentially 4 stories and is the only building taller than 2 stories within the surrounding neighborhood. All other buildings in the area are a maximum of 2 stories. The proposed 6 stories will dwarf everything within sight, 4-5 stories would be more appropriate to the existing neighborhood. Further, the proposed amendment for a height of 100 feet is much taller than necessary for the proposed 6 stories. Even at the new Rise Central in Beaverton only the easternmost building is 6 stories while the others are 5. A group of six 6 story buildings in this area will be ridiculously out of place.

Scincerely,  
Ted Radzwillowicz