

**Lauren Russell**

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**From:** Troy Stevens <troy@troyteam.com>  
**Sent:** Tuesday, October 1, 2019 11:38 AM  
**To:** Lauren Russell  
**Subject:** Re: Cedar Hills Shopping Center Development

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Lauren,

Thank you for the email and the traffic study PDF. If I'm reading the study correctly it is mainly for the immediate surrounding area. As I mentioned, I love that this site will be redeveloped and am excited to watch it happen as it's been a longtime coming and it is an excellent use of the land. My goal is to be proactive to reduce future issues with the traffic that will occur.

Not shown on the map below is the Cedar Hills neighborhood to the east of 217 as well as the Vista Hills neighborhood. Currently there is much traffic from Barnes Road, Hwy 26, via Baltic that bypass the congested section of 217 to get to Canyon Road, Beaverton-Hillsdale, and Allen/Garden Home area. Traffic cuts through from the subject site east on Wilshire (to Knollcrest, to Scenic Drive, to Gardenview, and through Ridgewood Grade School, to Walker Road) and ends up at Canyon Road, then traffic disperses from there in several directions. I'm assuming mainly to Beaverton-Hillsdale, then further southwest of Beaverton-Hillsdale, to Allen Blvd and the Garden Home area. Much of the traffic comes from Hwy 26 in both directions (Baltic Ave and Parkway exits).

My concern is the traffic through these two neighborhoods is already an issue with people bypassing 217. Currently there is a solar speed limit/reader sign on Gardenview to slow traffic down. I'm not sure if the City or County know how bad the traffic is through these streets. An example of the bypass issue is two winters ago during snow, bypass traffic went down the Scenic Drive hill into to Gardenview one rush hour evening. Just before merging into Gardenview autos slid into one another until there was no way around, and cars lined up at a standstill to Knowcrest (as far as I could see anyway).

Is there anything that can be done to address this issue with the applicant prior to re-development?

Thank you,



Thank you,

**Lauren Russell, AICP**

Associate Planner | Community Development

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**From:** Troy Stevens <[troy@troyteam.com](mailto:troy@troyteam.com)>

**Sent:** Sunday, September 29, 2019 6:26 PM

**To:** Sierra Peterson <[speterson@beavertonoregon.gov](mailto:speterson@beavertonoregon.gov)>; Lauren Russell <[lrussell@beavertonoregon.gov](mailto:lrussell@beavertonoregon.gov)>

**Cc:** Stevens Troy <[troystevens@comcast.net](mailto:troystevens@comcast.net)>

**Subject:** Cedar Hills Shopping Center Development

Sierra and Russell,

On July 8th I attended the Neighborhood meeting at the Cedar Hills Recreation Center and signed in with my email address. I have not received any information or updates since, then as I thought I was told I would. Should I have received additional information?

I love the idea that this property will be redeveloped but have a serious concern of additional traffic generated that will negatively affect two neighborhoods to the east, one where I currently own a residential property and live with my family. We were told there would be an increase in traffic trips to the redeveloped property, but no details. I would like accurate information regarding the anticipated additional traffic in the immediate and surrounding areas and what, if anything can be done to help curb traffic through these neighborhoods.

Please let me know the best way to address those concerns with the City of Beaverton.

Thank you,

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Troy R. Stevens

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