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OCT 09 2019  
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Exhibit 2.7

10775 SW Berkshire Street  
Portland, OR 97225

COMMUNITY DEVELOPMENT  
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PROJECT NAME: Cedar Hills Shopping Center at Park Way  
CASE FILE NUMBER: DR2019, LD2019-0026, PD2019-0002

Dear Planning Commission:

We are long-time Cedar Hills residents, living just a few blocks down the hill from the proposed project and are concerned that its impact will compromise the surrounding neighborhood's safety. Our specific concerns are:

**APARTMENT RESIDENTS AND MAX RIDERS PARKING THROUGHOUT THE LOWER NEIGHBORHOOD:** Already the top half of Roxbury Avenue (one block away from the project) has cars parking alongside homes

because inadequate parking has been provided for the Sunset MAX train station so they are *already* spilling over into the neighborhood. (And by the way, riding *MAX is already standing room only at commute times.*)

Traditionally, parking next to the houses in the lower neighborhood has been for residents/visitors to those suburban homes, as the homeowners are responsible for their parking strips and are subject to maintaining this area according to the rules of their homeowner's association.

*Many young people have multiple roommates to afford apartments and the apartments do not necessarily consider this in allotting parking. Will this new one?*

**SAFETY:** BSD students must walk to school at Cedar Park, crossing Roxbury Avenue at Berkshire street. People walk dogs at Roxbury Park, and children cross there by themselves to play. Ridgewood School elementary school kids and even daycare children walk to bus stops and are let off on the east side of Roxbury and must cross this road to the west. Groups from the Cedar Hills Hospital walk down Roxbury as well. Roxbury is very steep with poor visibility and there have been numerous accidents here. It is also used as a lights and siren cut through for TVF&R to Highway 26. You are planning to add a **lot** of new traffic to this already dangerous

road, and new mitigation must be made for safety, particularly at the above crossing (Berkshire/Roxbury). Additionally, the four-way stop at Marlowe and Park Way can be quite challenging to drive through during commute times. There are a number of lanes of cars, as well as several crosswalks for people coming from the MAX.

**You are approving an urban-level density in the edge of a neighborhood and streets which are only set up only for suburban-level density. Please seriously review and mitigate this major change to the area for the surrounding streets or the results could be disastrous.**

Thank you.

*Mitchell Satter*  
*Patricia Satter*

Mitchell and Patricia Satter

*October 5, 2019*