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Regarding: Cedar Hills Shopping Center: Case File DR2019-0110 / LD2019 / PD2019-0002

I would like to offer commentary to be included in the staff report regarding the new proposed redevelopment of the Cedar Hills Shopping Center. My understanding is that the Planning Commission is considering whether or not to amend the Beaverton Development Code (BDC) to allow a Maximum Floor Area Ratio (FAR) from 1.00 to 2.00 and increase the allowed Maximum Building Height from 60 feet to 100 feet. I request that the Planning Commission reject this proposed amendment, and maintain current zoning rules to restrict FAR to 1.00 and the Maximum Building Height to 60 feet.

While redevelopment of the Cedar Hills Shopping Center could be a benefit for the area, it is critical that any redevelopment fit with the surrounding neighborhoods; an excessively large redevelopment should be avoided, or will risk overwhelm nearby infrastructure. If 509 new units were built in such a small area, it is unclear how the nearby schools would absorb such a large influx of new families and students. Furthermore, the development would certainly result in far more cars on the road, regardless of proximity to light rail. As well, it is likely that cars would overflow to the adjacent residential neighborhood. This would make it difficult for homeowners to find places to park and also add to street congestion on roads where children walk to school.

The proposed height, six stories for each of the six buildings, and the addition of 509 units with associated retail, would introduce an uncommonly tall addition to an area that is adjacent to neighborhoods of one and two story single family homes.

A redevelopment at the currently allowed FAR of 1.00, and 60 foot building height would already be a significant change, though more favorable than the proposal of six separate buildings of six stories each. I believe that most neighbors would not object to a more modestly sized development, and I therefore hope that the Planning Commission votes against increasing the FAR, and instead maintains the current zoning rules that would restrict the buildings to three stories.

Sincerely,



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