



Cedar Mill News

Volume 3, Issue 1

January 2005

That "A" word

Updates on the Beaverton annexation issue

by Virginia Bruce, editor

New developments in the Beaverton annexation saga include resolution of a suit brought by the Peterkort family, and a spirited meeting between Mayor Rob Drake at the January 4 meeting of CPO #1.

As mentioned in a previous article in The Cedar Mill News, the Peterkorts wish to develop their property through existing county land-use and building permit processes. They dropped the lawsuit they had initiated when they reached a compromise with the city that includes removal of some parcels from the annexation and postponement of the annexation of other properties until the city moves forward with annexation of adjacent Cedar Hills areas.

The city was able to initiate these forced annexations because state law allows annexation despite property owner objections when the property is surrounded by a city. The "surrounding" occurred when Beaverton annexed stretches of area roads.

Drake acknowledged that Cedar Mill has a unique character, referring to our community as "Bohemian." In pondering the addition of large communities to the city, he said, "I need more phone calls like a need a hole in the head," but he still wants Beaverton to extend to the limits of it's "Urban Service Area." He told us that residents of unincorporated Washington County may one day beg the city to annex their area, as county services gradually deteriorate.

When asked at the CPO meeting about the possibility of the area north of Sunset forming a new city, Drake stated his opposition, and opined that there would not be enough of an industrial base to support such a move. He mentioned that current state law would enable Beaverton to veto such a proposed incorporation.

In his latest "MitchMessage," our State Representative Mitch Greenlick writes, "Among new high priority bills this session will be a proposal to allow the citizens of unincorporated Washington County (half of House District 33) to consider the formation of a new city..." If you'd like to discuss this and other issues with him, his next two Town Hall meetings are January 22, 2 pm at the Northwest Library, 2300 N.W. Thurman and January 29, 10 am at St. Vincent Medical Center, Souther Auditorium (East Wing).

Subscribe to The News—see page 2

Next Meeting

Cedar Mill Business Association

Tuesday, January 18, 4 pm

NOTE: NEW TIME!!

in the upstairs Community Room of the Cedar Mill library

Topic: The Oregon Food Bank

Join us for lunch to hear about the Food Bank, the needs of hungry Oregonians, and how we can help

Be sure to bring your checkbook so you can renew your membership. 2005 dues are \$70

Featured Business

Piggyback Plus

By Virginia Bruce

Say you have a few thousand feet of lumber that needs to end up in Chicago. Who do you call? Piggyback Plus is a local company that handles all aspects of freight moving for a wide range of customers—from Oregon agricultural products and lumber producers to international shippers. They coordinate "intermodal" freight—the containers that can be carried on ships, rail cars, and trucks across the US and to and from Mexico and Canada.

The intermodal shipping business grew quickly during the early eighties, as the government was looking for ways to save oil as a result of Arab oil embargoes, explains Thomas Cook, owner of Piggyback Plus. That's the time he began to get involved in the industry.

"I actually got a degree in this stuff," Cook says. He began his career with the Pacific Inland Tariff Bureau, a company that helps truckers set rates and meet regulatory standards. He later worked in the trucking industry and for railroads. He was with the Port of Portland for eight years and when he had had enough of the politics, he decided to start his own company. "Piggyback" is a common term for containerized freight movement, so Cook snagged it as the name for his new organization.

So to move those containers of lumber, you just call Piggyback. They arrange everything from door-to-door. "Our customer just gets one bill and we pay four bills," explains Cook. Telephones and computers have streamlined the operation but it still takes, "a lot of talking and personal contact. We are all public relations people here," Cook asserts. Because it's a small company they

can offer some of the lowest prices in the industry. You can find out more about their business at piggy.com

He moved the business to Cedar Mill about 12 years ago, when he found a great buy on a building just south of Filbert on the east side of Murray. The Cook Building contains several professional offices in addition to Piggyback Plus. And their office houses the staff of fourteen and about a thousand piggies—from a huge stuffed pig at the entrance to a collection of carved stone pigs in Cook's office.

A couple of years ago, Cook found a house on Dale, right around the corner so he can now walk to work. And it's usually still dark when he arrives at around 4 AM since a lot of their business needs to be conducted on a global schedule.



Cook is concerned that the "eventual" annexation of our area into Beaverton may threaten the sense of community and closeness now felt by the small businesses here. He agrees that developing and asserting our identity is one of the best ways to keep Cedar Mill a vital community.

What the heck is a Town Center anyway?

...and how do we get there from here?

By Virginia Bruce, editor

The Cedar Mill Town Center is one of 12 town centers established (mostly on paper at this point) in Washington County. On the Washington County website, a town center is defined as "a compact area with a mix of retail, office and commercial activity and housing that serves as a hub of community activity. Easily accessible by area residents, it provides a gateway to other centers via transit. Town centers are convenient for people who are on bicycles or on foot. If you drive there, you are able to walk between destinations. Town Centers are logical places for compact housing development because of their nearness to transit, shopping and employment. They often offer community services such as libraries and civic offices, and act as social gathering places where people take advantage of cultural and recreational activities."

According to Andy Back, Washington County Senior Planner, the goals of a Town Center include, "creating a better sense of community, encouraging higher density housing and mixed use." [Think Pearl District.]

The roadwork that has been oh-so-obvious to all of us over these past months is only the first step in creating our Town Center. But it is basically the only step that the

county is funding at this time. The rest of the Town Center development is up to us.

The Town Center ordinance (Ordinance 635, see www.co.washington.or.us/deptmts/lut/2040/planning.htm) contains guidelines for new development. Until a piece of property is developed, or re-developed, nothing will change. When development is proposed it must meet these guidelines.

From the ordinance, regarding both sides of Cornell: *As properties in the area develop or redevelop, the new development shall be designed to encourage walking, bicycling and transit use in the area. ...buildings shall be located to front on adjacent pedestrian streets, and designed to present front facades with a significant percentage of window space. Building entries shall be oriented to the adjacent pedestrian street if on-street parking is allowed in front of the building.*

Picture 23rd Avenue or Hawthorne superimposed on Cornell Road. It's an exciting concept, but it simply won't happen without considerable vision on the part of developers. To help stimulate that vision, some of us in Cedar Mill are proposing a historical theme for the Town Center reflecting our rich pioneer history. County planners can impose design restrictions on development to achieve this vision if there is support from the community.

Change is inevitable. It can be a good thing if those affected lead the way in deciding what that change will look like. We have a chance to create a unique community that would be a destination for area residents and tourists alike. Contact me if you're interested in exploring these ideas; vrb@teamweb.com or 503-629-5799.

To learn more about the Town Centers of Washington County, visit the county's website at www.co.washington.or.us/deptmts/lut/planning/docs/cedar/cmp.htm



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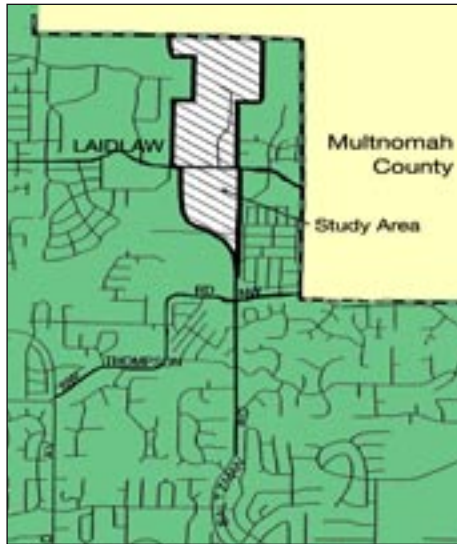
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Saltzman/Laidlaw intersection alignment studied

The first time you drive Saltzman Road northbound to Laidlaw, you get a roller-coaster rush as you round that first right turn, noticing the ground dropping away to the left of the road. As exciting as this may be, Washington County engineers would like to address the “substandard vertical and horizontal geometry” of this future “north-south collector.”

Anticipating growth in the area, (much of which is in the recent expansion of the Urban Growth Boundary) Washington County adopted an ordinance last October to study options for reconfiguring the Saltzman-Laidlaw intersection.

County engineer Greg Miller says, “This section of Saltzman is very narrow and steep in places. We plan to move it to the west so it is not so steep and crosses the creek



in a better spot. This will also result in a more functional and safe intersection with Laidlaw. The detailed plans for how this will occur will be made as those properties west of Saltzman (as it now lies) develop.”

The study area (see map) extends north to the county line. The project will be funded from the Major Streets Transportation Improvement Program (MSTIP) Next Steps program, which will provide \$6,500,000 to design future improvements and acquire right-of-way. Saltzman Road will eventually be widened to include a center turn-lane. Additional improvements planned are: bike lanes, sidewalks, illumination, landscaping, as well as intersection and safety improvements.

More information can be found on the county's website at:
www.co.washington.or.us/deptmts/lut/cap_proj/saltzman.htm

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Was that a hummingbird? Yep!

by Kyle Spinks, Natural Resources Technician,
Tualatin Hills Park and Recreation District

Our winters are mild enough that there's food for resident, year-round populations of Anna's Hummingbirds. During the winter they are voracious spider eaters, but also dine on gnats and other small insects, as well as drinking nectar from the few winter blooms that they may find (not to mention drinking from the hummingbird feeders that may be in our yards).

Anna's Hummingbirds are one of the largest of our local hummingbirds, but still only reach 4" from tip of the bill to the end of the tail. Both males and females are green on the back, whitish-green on the breast, and have gray primary feathers (the primaries are the outermost and typically longest feathers on the wing).

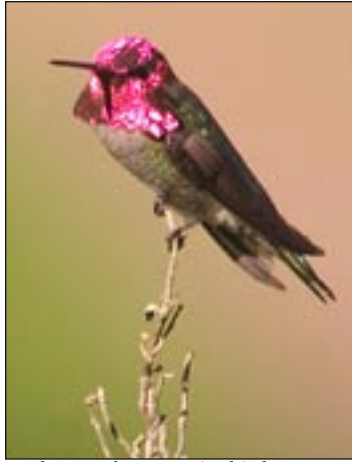
An adult female has a small, red patch on the throat. The adult male has a brilliant red crown and throat, which, due to the iridescence, looks black when not refracting the light.

During the mating season, the adult male courts a female with a steep, J-shaped flying pattern, and he gives a loud squeak at the bottom end of the "J." (Several hummingbird species can be identified by their display flight patterns). Their nests are about the size of a walnut and are constructed of small bits of plants and lichens wound together with spider

webs. Their eggs, usually two per clutch, are white and about the size of a jellybean.

Other Hummingbird Facts

The other common hummer you might see around Cedar Mill during the summer months is the Rufous Hummingbird. The Rufous Hummingbird has extensive orange coloration, distinguishing it from almost all other hummers. Costa's Hummingbirds and Calliope Hummingbirds are rare in our area, migrating through annually, but not known to breed or overwinter here. The Costa's Hummingbird has a slightly downward-curved bill. The female looks very similar to a female Anna's hummer, but the male has a dark purple throat and crown. The Calliope Hummingbird is the smallest of the bunch, averaging only 3.25



Male Anna's Hummingbird

inches long. It has a white-streaked rosy throat patch that spreads toward the shoulders, and its back is green.

A widely recognized association exists between shrubs in the Ribes genus and fledging times for hummingbirds. Locally, Red Flowering Currant (*Ribes sanguineum*) blooms about the time the young hummers hatch, providing an excellent food source just when the mother hummingbird needs it most. In return, the currant gets pollinated as the mother darts from blossom to blossom.

Many people ask if it's okay to feed hummingbirds through the winter. Among the

concerns is that this artificial food source may change the behavior of the hummers, or that they may stop migrating. Hummingbirds rely on numerous food sources, so providing extra isn't going to change their behavior to any great degree. And just having a good food source won't stop them from migrating. However, as with other bird feeders, remember to keep your hummingbird feeder clean and fresh, and make sure it's not placed where predators can easily grab a hungry hummer.

More information about hummingbirds, along with an assortment of feeders, can be found at the Portland Audubon Society's shop on NW Cornell in Forest Park.

Pancakes and pioneers at Cedar Mill School

The Cedar Mill Elementary School (10265 NW Cornell Road) is hosting their 15th Annual Pancake Breakfast Fundraiser on Saturday, January 15th from 8-11am in the school cafeteria.

All proceeds benefit the 4th grade overnight outdoor-school program. This educational experience addresses science and history subjects as the students learn first-hand about Lewis & Clark and the Oregon Trail.

The 4th graders, their parents and their teachers will be serving the hearty meal in full "early pioneer" fashion. So come hungry and leave full and happy, knowing that you supported a great educational experience and a cherished Cedar Mill tradition. Albertson's is proudly sponsoring the event again this year.



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