



# Cedar Mill News

Volume 1, Issue 11

December 2003

## Featured Business

### Mailboxes and More

by Marcia Pearce

Mailboxes and More is a full service packaging, wrapping and mailing store. You can find everything you need to send those gifts including wrapping paper and a delightful selection of greeting cards. But if you want to ship for Christmas delivery you better get down there now. According to Layne Brady, owner and operator of Mailboxes and More, the deadline for shipping to the East Coast for all ground carriers is December 15<sup>th</sup> (UPS, FedEx and Airborne ground).

Mailboxes and More is an independent business, not a franchise of a larger company. The store has been in this location for almost 12 years and has built a core group of customers who enjoy the convenience of having Layne and his staff to handle all of their wrapping, shipping, faxing, copying and office supply needs. They also have a Notary service,



which is becoming difficult to find since most banks now only notarize bank documents on a specific transaction. Oh, and did I mention that you can also get a private mailbox.

Mailboxes and More offers a VIP card to their customers. For \$20 you receive a card that entitles you to discounts on their services for one year:

- 10% discount on UPS, FedEx, Airborne Shipping, packaging materials, labor, greeting cards and office supplies
- 20% discount on Notary services and faxing
- 5-cent black and white copies and 49 cent color copies

More great customer service... once any customer has mailed to a particular address, information stays in the database and can be

*Continued on page 3*

Next Meeting  
**Cedar Mill Business Association**  
 Tuesday, December 16, 2003. 12 noon  
 Place: Cedar Mill Community Library  
**Holiday Social**  
 Join us for lunch, a business card exchange, door prizes  
 Meet your business neighbors  
 Holiday goodies – Feel free to bring something to share (optional)

### Teufel development – a village within Cedar Mill?

By Virginia Bruce, editor

Just over a week ago, Polygon Northwest, Inc. of Vancouver, Washington, announced that they have signed a purchase option with the Teufel family to acquire the approximately 90-acre parcel of land on Barnes Road where the Teufel Nursery and Garden Store is located. The development will include mixed-use residential and commercial, consistent with Washington County's long-range plans (see sidebar). The development may include as many as 1,946 housing units when it is completed, and will have 22 acres of retail commercial property.

A north-south "minor arterial" street is planned from Cornell at 119<sup>th</sup> to Barnes at the south end of the property. Washington County Senior Planner Paul Schaefer, says "The intersection with Barnes will be determined by the County's Barnes Road project. The



Teufel property looking north from Barnes Rd.

intersection with Cornell is somewhat limited due to the falls and the grade of the site. This will be addressed during the application and development process." The county's proposed realignment of Cornell Road at 119<sup>th</sup> will also probably be accomplished concurrently with the development.

Early last spring, the Beaverton School District succeeded in condemning 18 acres in the center of the Teufel property for a middle

*Continued on page 2*

### Washington County budgets road improvements for Cedar Mill

The Major Streets Transportation Improvement Program (MSTIP) will have built 64 transportation projects by 2006. Approved by voters in 1986, 1989 and 1995, MSTIP is a joint effort of Washington County's Department of Land Use & Transportation and local cities. The County dedicates \$20 million of property taxes each year to the MSTIP program. Elected officials meet regularly as the Washington County Coordinating Committee to recommend the fairest distribution of federal, state and local transportation funding. Projects approved for our area for completion between 2006 and 2009 are:

**NW Saltzman Road from Cornell to Laidlaw**—The proposed project will widen the existing two lanes by improving the two travel

lanes and constructing a new center-turn lane. Also included as part of this project will be bike lanes, sidewalks, intersection and safety improvements, illumination and landscaping. Estimated project cost is \$19,272,245  
**NW Murray Boulevard from Highway 26 (Sunset Highway) to Cornell**—This project would design and acquire right-of-way for future widening of Murray to five lanes, including bike lanes and sidewalks. It would anticipate boulevard design elements and significant intersection improvements at the Murray/Cornell intersection. Estimated cost is \$5,300,000

**Join the CMBA—see page 3**

*Teufel, continued from page 1*  
 school. Assistant superintendent Bob Fischer says, "It would be ideal if we can build the school in conjunction with the development." The school district will probably site the new middle school adjacent to the new arterial, since the neighborhood to the east has expressed a strong objection to connection into the eventual Teufel development.

Once the school district succeeded in its condemnation process, the Teufel family felt that continued operation on the property would be hampered, and began negotiations with potential developers. However Larry Teufel, speaking to The Oregonian in an article published on November 29, said their nursery operation isn't likely to move away soon. "We're looking for a lease-back provision for us to stay there for a while." He added that they were seeking a similar agreement from the school district. The Teufels intend to continue operating their business in the area even after they have vacated the property. "We hope to be around at least another 113 years," says Teufel.

The Teufel property is part of the greater Cedar Mill Town Center Plan (see inset, next page) which includes major improvements in Cornell and Barnes roads and new commercial zoning and building standards for the area. The commercial component of the development will be sited along Barnes Road according to the county's map. It will very likely include buildings with housing above commercial. Some area residents would like to see a higher-end mix of shopping than is currently available in this part of the valley.

The JQA Young House on Cornell (see last month's Cedar Mill News) is adjacent to Cedar Mill Falls and Cedar Mill Creek, which are designated as wildlife habitat and are part of the Teufel property. The Tualatin Hills Park & Recreation District has expressed an interest in developing a trail and parks in the area, one of which might include the house, the falls and part of the creek.

Fred Gast, Vice President of Polygon Northwest, ([polygonhomes.com](http://polygonhomes.com)) will be overseeing the project. He is eager to meet with residents as soon as possible because, he



says, "Some of the most valuable ideas come from this part of the process, hearing what the neighborhood wants." He views the Teufel development as "an opportunity to creatively construct something a little different." The first meeting may take place as early as January and will be announced on the home page of [cedarmill.org](http://cedarmill.org) as soon as a date and place are set. The Cedar Mill News will send an email to interested residents who are signed up to receive the paper online ([cedarmill.org/news/signup](http://cedarmill.org/news/signup)).

Asked about a possible timeline for the development, he says, "We're at a 'feasibility study' stage right now. We'll have a series of neighborhood meetings, and we'll present site plans to the county planning department. The property will be developed in stages... some residential development will probably come before the commercial area is developed. We could be breaking ground as early as this summer."

Gast acknowledges that annexation by the City of Beaverton is "one of the options on the table." Beaverton's Senior Planner, Hal Bergsma, could not comment on the potential annexation because, "the City has a policy that before an employee can respond to any

- Low rates direct from UPS®
- Full-service copy center
- Mailbox Services

10940 SW Barnes Road  
 Portland, OR 97225

503.646.9999

M-F 8am-7pm  
 Sat 9am-5pm



©2003 United Parcel Service of America, Inc.

**The UPS Store™**

inquiries from the press, we have to receive authorization from the Mayor's Office." Authorization wasn't obtained by press time and Bergsma directed us to talk to Gast. Beaverton has already annexed the portion of Barnes Road that runs past the Teufel property.

Polygon has selected MGH Associates as their engineering partner ([mglassociates.com](http://mglassociates.com)).

MGH has designed several local projects that appear to have similar concerns – neighborhood groups with issues, steep grades and wetlands, and the need to achieve high density while preserving a village-like feel.

The county anticipates a lengthy review process due to the numerous concerns addressed in the ordinance and the complex nature of the development. Polygon will exercise its option-to-buy once necessary land-use approvals are secured, so it's unclear exactly how soon anything will begin to happen "on the ground."

There will undoubtedly be some in the community who are dismayed at the prospect of such extensive development in our midst. But development of our area is inevitable, given Metro and the County's goals of growth by density, a location close to downtown, proximity to transit, among other factors. It can and should be an opportunity for us to exercise our right to have meaningful and constructive input in the process and the outcome. Come to the neighborhood meetings and voice your concerns and we'll end up with an enhanced Cedar Mill.

**The Cedar Mill News**

Published monthly by the Cedar Mill Business Association, Inc.  
 P.O. Box 91177, Portland, OR 97291-0177  
[cedarmill.org/CMBA](http://cedarmill.org/CMBA) • [cmba@teamweb.com](mailto:cmba@teamweb.com)

**Publisher/Editor: Virginia Bruce**

503-629-5799 • [vrb@teamweb.com](mailto:vrb@teamweb.com)  
 12110 NW West Rd., Portland, OR 97229

Printing courtesy of Pacific Office Automation



12675A NW Cornell  
 (next to Bales Thriftway)  
 503-641-9443  
 Hours Mon-Sat 10-7, sun 11-6



the Home Sellers  
 WHITE REALTY

**Norman White**  
 Broker

Office: 503-533-4564  
 Residence: 503-624-1819  
 Fax: 503-690-4651  
 Cell: 503-789-4051  
[norm@home-sellers.com](mailto:norm@home-sellers.com)

### The Cedar Hills/Cedar Mill Community Plan

In August 2000 Washington County Ordinance 536, originally adopted in 1999, was amended to update this document which charts the future development of our area. Ordinance 536b (the current version) is available on the county website as a PDF file, at [www.co.washington.or.us/deptmts/lut/planning/ord2000/ord536b.pdf](http://www.co.washington.or.us/deptmts/lut/planning/ord2000/ord536b.pdf). We encourage anyone interested in the details of the county's plan for our community to download and read the document. Most of it is in plain English and not that difficult to follow!

In the plan, the Teufel property is designated as "Area of Special Concern No. 4" and is said to have "a tremendous opportunity to be developed as a vibrant mixed-use pedestrian-friendly development. The property provides a rare and unique circumstance to create a distinct and special place in the Cedar Mill community." Because of its unique nature, the ordinance calls for much more comprehensive and detailed planning oversight than is usually required in most development projects. Among other requirements, the developer is directed to address these issues:

- Developing a plan that will produce a high degree of urbanism on the property.
- Focusing the development around an identifiably public place such as a park, square or plaza.
- Examining the off-street pathway and trail system relating to the neighborhoods surrounding the property.
- As appropriate, incorporating Cedar Mill Creek and Johnson Creek into the development of the property.
- Addressing screening and buffering issues relative to the 114<sup>th</sup> neighborhood.

### Memorial Gift

The Cedar Mill Business Association made a \$100 donation to Northwest Medical Teams in the name of Chloe Kate Newsom, daughter of Fall Newsom of Pacific Office Automation.

*Mailboxes, continued from page 1*

provided to the next person shipping to that company, eliminating the need for customers to have address and zip code information with them when they come in.

Layne Brady has owned this store for six years. He comes from a background of owning and operating nursing homes. He sold those several years ago and according to him, he spent "seven years in semi-retirement spending my kids' inheritance." I asked employee Mike Luce how long he has worked for Mailboxes and More, his reply was "Four Christmases, that's how we measure time around here."

Great people and great service! Stop in and see the folks at Mailboxes and More.

John Ramey, LMT

### Massage Therapy

*at your place*

Pain reduction ♦ Stress relief  
Swedish ♦ Deep Tissue

A massage makes a great gift!

OR Lic. #9579

503-784-9254

## Bringing you all the best

### for your holiday celebrations...

*trees, greens & flowers  
breads & pastries  
complete dinners  
gift baskets  
specialty cheeses  
party platters  
Oregon wines & beers*



*Greens and cut trees  
in our special  
Holiday store*

7:30 am-6 pm M-F • 9 am-5 pm S-S  
12345 NW Barnes Rd. in Cedar Mill

## Join the Cedar Mill Business Association: 2004 dues

Member name: \_\_\_\_\_

Business name: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email Address: \_\_\_\_\_

Website URL: \_\_\_\_\_

Send my meeting notices by:  Email  Postal Mail  Fax

- Include my business in the Cedar Mill Website Business Directory ([www.cedarmill.org/biz](http://www.cedarmill.org/biz)).
- Contact me about creating a web page linked from the Cedar Mill Website Business Directory.

Class One Voting Members: a person, firm, or corporation who owns business property or operates a business within the Cedar Mill area. Number of full time equivalent owners and employees in your business:

1-3 persons:	\$60.00
4-10 persons:	\$85.00
11+ persons:	\$110.00

Class Two Non-Voting Members: a person, or organization having a demonstrated interest in the Cedar Mill Business Association area and whose membership the Board of Directors approves by majority vote.

Regular Associate members:	\$60.00
Non-Profit Organizations:	\$35.00

Please send this form with your check, payable to:  
Cedar Mill Business Association, Inc.  
P.O. Box 91177  
Portland, OR 97291-0177

# Cedar Mill Holiday Happenings

Here's a quick roundup of holiday-related activities in the community. All events are free and open to the public.

## Cedar Mill Community Library

On Saturday, December 13 at 1 pm, the Greater Portland Flute Society offers a free holiday concert in the library.

If you're planning to shop online this year, first join [www.igive.com/CMCL](http://www.igive.com/CMCL). Up to 26% of every purchase is donated to the library, at no cost to you! Click on the "shopping" link at [www.cedarmill.org/library](http://www.cedarmill.org/library).

## Schools

### Stoller Middle School

December 17, 7:30p.m., Stoller Singers at West View HS Winter Concert

**Cedar Mill Elementary School**, 10265 Cornell Road, is conducting a canned food drive from December 8-12.

### Terra Linda Elementary School,

1998NW143rd, is having a Toy Drive. Bring new, unwrapped toys to the office for the Toy & Joy program. Terra Linda is also having a holiday concert at 8:45 am December 19, in the school auditorium, featuring the choir and a sing along.

**Sunset High School**, 13840 NW Cornell Rd., presents two holiday concerts: on Wednesday, Dec.17 at 7:30 pm with the SHS Choir, and on Thursday, December 18 at 7:30 pm with the SHS Band. Both programs are in the auditorium and will showcase performance groups

within the Band and Choir.

Also at Sunset High, the **Theatre Arts Students** are hosting "Parents' Day Out" on Saturday, December 13, from 10-4. Drop off your kids and get some shopping done, or just take a break. Arts & Crafts, games, snacks provided. Park in the West lot and come in the main gym doors. Call Gary Cash at 50-259-5050 for information (not free).

**The Oregon College of Art & Craft** continues its holiday show and sale through December 23 in both the Gallery Shop and the Hoffman Gallery. Items for sale will include ceramics, jewelry, hand-woven pieces, ornaments, greeting cards and photographs, made by students and alumni in the college's degree and Studio School continuing education programs. Hours are Monday to Thursday 10-7, Friday to Sunday 10-5. December 23 closing at 3 pm. Proceeds support student scholarships.

## Churches

**Cedar Mill Bible Church**, 12208 NW Cornell Road, will hold three Christmas Eve services, at 3 pm, 4:30 pm and 6 pm. The three services will be a family time of worship and music celebrating the the birth of Christ.

**St. Pius X Catholic Church**, 1280 Northwest Saltzman Road. Christmas Eve: 3 pm Children's Mass. 5 pm Mass with Children's choir; 7 pm Mass with youth choir; 9:30 pm Christmas Caroling; 10 pm Mass with full music ensemble; midnight Mass with simple music ensemble. Christmas Day: 9 am Mass; 10:30 am Mass; 12 am Spanish Mass.

**Christ United Methodist Church**, 12755 NW Dogwood Street. December 14, 4:30 pm, the Sunday School Christmas Program, a dramatic presentation of the meaning of Christmas complete with singing angels and barnyard animals. December 21, A Caroling Extravaganza. Participants meet at the church at 5:30 pm for dinner and rehearsal, and then divide into teams and head out for some good old fashion caroling. Groups will return to the church for hot cider, cocoa and cookies. Christmas Eve Services— Family Service 7 pm; 9 pm Communion Service; 11 pm Traditional Candlelight Service of Lessons and Carols. They end at midnight with the singing of "Silent Night" by candle light. Christmas Day Worship 10:00 am. Come as you are to celebrate Christmas and to thank God for the gift of Jesus Christ.

## Businesses

**Bales Thriftway** has a "Giving Tree" sponsored by Friendly House. Names and gift requests are on the tree near the rear wall of the store. Pick up a tag, purchase the gift and place it under the tree by December 22.

**Teufel Nursery** has a special Holiday Store at their Barnes Road location—their nationally distributed holly, wreaths and other greens are available, along with cut and living trees. At the **UPS Store** in the Peterkort Shopping Center, a customer can bring in a gift completely unwrapped, and they will giftwrap it, pack it and ship it. The gift wrapping ranges from \$3.50 to \$7.50 based on size, and packing and shipping prices are variable based upon how fragile it is, how big it is, where it is going, etc. Packing ranges from \$2.00 up to \$30.00 when they're packing computers, etc.

## Cedar Mill Business Association 2004 Members

American Family Insurance  
Bales Thriftway  
Bank of America, Cedar Mill Branch  
Bleachers Bar & Grill  
Daniel Blickenstaff, DDS  
Cedar Mill Bible Church  
Cedar Mill Community Library  
Cedar Mill Lumber & Hardware  
Cedar Mill School PTA  
Edward Jones (Barnes Rd.)  
Edward Jones (Cornell Rd.)  
The Hobitt Coffee Shop  
Home Sellers/White Realty  
Mister James Hairstyling  
Pacific Office Automation  
Pacific Northwest Tax Service  
Papa Murphy's Pizza  
Peninsula Insurance  
Pet Barn  
Piggyback Plus  
Sunset Athletic Club  
Sunset High School Booster Club  
Team Web  
Terra Linda School PTA  
Teufel Nursery  
Walker Garbage Service

Support our advertisers, they make this  
publication possible!



# PACIFIC OFFICE AUTOMATION

copiers • faxes • printers  
sales / service / supplies  
[www.pacificoffice.com](http://www.pacificoffice.com)  
503-641-2000

Cedar Mill Business Association  
12110 NW West Rd.  
Portland, OR 97229