



Cedar Mill News

Volume 5, Issue 7

July 2007

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Featured Business

Beighley & Associates, Inc

By Dawn Anderson

Landscaping around business property adds so much to the visual appeal of a community. Beighley and Associates has designed the landscapes around many of the businesses in Cedar Mill. "We have worked with Bales/Findley Property Management several times, including work for the office space directly across the street from our office. We also worked on the



landscape design for the Cedar Mill Vet Clinic, next to our office," said Hal Beighley, principal landscape architect at Beighley (pronounced beg-lee) and Associates. The company has been at its current location in Cedar Mill since 1973. The building on Cornell had been home to a number of businesses, including Up-pinghouse Construction, the Village Gallery of Arts and Second Hand Clothes Closet. Hal has owned it since 1982.

Although he loves his job now, Hal did not always want to be a landscape architect. "I originally wanted to become an engineer," explained Hal, "but could not pass the physics part of the examination." He had always appreciated the outdoors, so he switched

paths and received his Bachelor of Landscape Architecture degree from Kansas State University in 1964. His first job was in Eugene, where he worked on the designs for Lane Community College and the Eugene Mall.

Hal has experience in both landscape architecture and irrigation consulting. He is particularly skilled in the identification and use of plant materials, installation techniques, and soil preparation requirements, with an emphasis on the preparation and implementation of landscape maintenance programs. Hal specializes in irrigation design and installation. "I was one of the first in the nation to include the use of computerized central irrigation control in my irrigation



Hal Beighley works on a landscape plan in his office overlooking Cornell

designs, which emphasizes water conservation techniques," said Hal.

In addition to Hal, two associates work at Beighley and Associates. Anne Miller, Landscape Architect, has been with the firm

Continued on page 7

Next Meeting

Cedar Mill Business Association

Tuesday, July 10, noon • FREE PIZZA! Bring your own beverage

Place: Cedar Mill Community Library - upstairs meeting room

Topic: Tax Tips for Small Business

Speaker: April Gutierrez, Pacific Northwest Tax Service

The Cedar Mill Business Association's meetings are free and open to anyone interested in business in Cedar Mill

Powers That Be: Washington County Land Use & Transportation

Long-range road planning for Cedar Mill

This month's Powers That Be article focuses on long-range road planning for our neighborhoods. We interviewed four of the county's key people overseeing our area: Blair Crumppacker, Senior Transportation Planner; Phil Healy, Senior Land Use Planner; Alexander Sander, Senior Engineering Project Manager; and Anne Madden, Senior Program Educator.

First, a little background. In 1988, the county issued a transportation plan that forecast a population of 410,000 people by 2005. But by 2000 the county's population had already grown to about 445,000. Recognizing the need for a response to that rapid growth, in 2002 the county issued the Washington County 2020 Transportation Plan, setting out long-range goals for maintaining and improving our transportation system (www.co.washington.or.us/deptmts/lut/planning/docs/transplan/transplan.htm). The plan considers all types of transportation, but this article focuses on roads and sidewalks.

In Cedar Mill, we have four principal types of roads. Arterials are meant for longer trips and link major commercial, residential, industrial and institutional areas (Cornell, Barnes/Saltzman, Murray, Thompson/West Union, and part of Cedar Hills Boulevard are our arterials. Collectors provide access and circulation between residential and commercial areas (143rd, Science Park Drive, 119th/McDaniel and 113th are some of our collectors). Neighborhood routes provide connectivity to the collector and

arterial system (examples include Hartford/West, Burton, and Filbert). Local streets provide direct access to adjacent land.

Some improvements to roads are included as Conditions of Approval when a developer applies to build homes or commercial buildings—the county requires the developer to pay for all or part of the road improvements needed to directly service the new users. A prominent example is that Polygon paid for the improvements to the Cedar Hills/Barnes intersection to compensate for increased traffic resulting from the Timberland development. Turn lanes and road widening are commonly "conditioned."

What is the long-range plan for Saltzman? I understand that it is in the plans to eliminate the "thrill-ride" corner south of where it intersects with Laidlaw—moving the roadway to the west—and to continue the road north from there to join Springville. What can you tell us about that?

Saltzman is a collector and is planned to be three lanes from Cornell to Laidlaw. The first phase, in the area just north of Cornell, was completed as part of the Cornell/Barnes project. The next phase, to widen the road to three lanes (two travel lanes and a center turn lane) from there to Bauer Woods Drive (south) is currently in the planning stages (see sidebar p. 3). This phase will also include right-of-way (ROW) acquisition and possibly sidewalk improvements all the way to Thompson.

Continued on page 6

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Cedar Mill Business Association Member News

compiled and written by Dawn Anderson

Do you have news or events or know of something that you would like to see covered in the Cedar Mill News? Please write to Dawn at dawn.cmba@yahoo.com or leave a message at 503-533-9944.

CMBA Meeting Notes

During the June CMBA meeting, Jim Bixler of the Oregonian Display Advertising office gave us an overview of group advertising in the Oregonian. The current Cedar Mill group ad is a zone product that runs twice a month in the Washington County Weekly Thursday edition of the Oregonian. The cost is \$50.29 per month for each advertiser. The benefits of a group ad are that the Oregonian contributes the ad heading space and it is a lower rate than for an individual ad of the same size. Layout and design are included in the cost. For more info, please call Jim at 503-221-8355.

News from the CMBA board

- * The board is still obtaining quotes for the Cedar Mill banners. The CMBA board has decided to purchase the banners instead of seeking business sponsors.
- * Elections will be next February, the board is recruiting for new board members now.
- * The board is forming committees: Membership (recruiting and welcoming new members), Programs, and Downtown Beautification (banners and flowers). Contact Virginia Bruce if you're interested in joining a committee.
- * Membership fees: The board has decided to prorate the fee for new members based on the number of months remaining in the year. Renewing members still pay \$70.
- * Let Virginia know if you would like to have your member listing in the Cedar Mill News and on the website changed in any way. The Cedar Mill Park Commu-

nity Concert will be on Thursday, August 9. The CMBA will have a table at the concert. If you would like to have literature at the table, would like to meet and greet or help the day of the event with set-up, please contact Virginia. The CMBA is also accepting nominations for the Business of the Year award to be presented at the concert. If you would like to nominate a business, please contact Virginia at 503-629-5799 or vrb@teamweb.com.

The next meeting of the CMBA will be held on Tuesday, July 10, at noon in the Cedar Mill Community Library upstairs meeting room. The meeting topic will be *Tax Tips for Small Business*, presented by April Gutierrez of Pacific Northwest Tax Service. Please join us! Free pizza, bring your own beverage.

The Third Thirsty Thursday event will take a summer break and start up again in September. We had a good time at Si Señor in June and we'll probably be there for the September 20 get-together.

Village Gallery of Arts receives grant

The Village Gallery is proud to announce the award of a Professional Development Grant from The Regional Arts and Culture Council. The grant will fund professional production of a brochure for the gallery and coursework for our webmaster.

Our appreciation to board member Tupper Malone for the many hours spent researching, writing and applying for this grant.

Meet the CMBA Board of Directors!

Jenny Bevard, CMBA Secretary.
Business: Sunset Science Park Federal Credit Union. Joined CMBA in 2005.

Childhood ambition: to be a teacher.

Family: my husband & 2 dogs.

On my bookshelf: I own hundreds of books...I'll read anything!

Proudest professional moment: Coming back to my small credit union after going to work at a "big" credit union.

Hobbies & Pet projects: scuba diving & riding my motorcycle.

Role model: my dad.

What I love about Cedar Mill:

It has that small community feel although it's in the middle of a major city.

Thanks for being a CMBA board member. You are an inspiration!



Library News & Events

Bethany Update

The new branch library is set to open in July as planned. Carpeting has been laid down, the service desk and furniture that will hold the public computers has been installed and electrical work completed. Staff has been recruited and is currently being trained. Check for updates at the library's website cedarmill.org/library and the library's blog cmclbethany.blogspot.com/ to see photos of the progress, the Bethany Branch wish list and to keep informed about the opening date and other activities.

Soccer Shoe Exchange

From July 1 through September 9 donate gently used soccer shoes to Second Edition Resale to exchange for a \$2-off coupon good towards a "new to you" pair. Shoes must be clean, in good condition, and tied together in order to receive a coupon. Then starting July 31, at the fantastic price of \$7 (before the \$2 coupon), you will be able to buy a pair of soccer shoes for children or adults. Second Edition, and all the soccer players benefiting from this project, thank you for supporting the soccer teams in our community while helping your community library at the same time. Second Edition is located at 12505 NW Cornell at the west end of the library. (503) 644-6395. The shop is non-profit, dedicated to fundraising for the library.

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Sheriff's Detectives Arrest Suspect in Rash of Vehicle Break-ins

Washington County Sheriff's detectives and deputies arrested a suspect in the recent rash of vehicle break-ins in the Bethany, Rock Creek, and Cedar Mill areas. Steven Frank White was arrested on charges of Felon in Possession of a Firearm and Possession of a Controlled Substance (Methamphetamine). Mr. White is also a lead suspect in many of the recent vehicle break-ins in the Bethany, Rock Creek, and Cedar Hills



Anyone who has bought items from Mr. White is asked to contact Sheriff's Office detectives.

residence located at 12618 NW Barnes Road #9.

A search warrant was served at that location after his arrest. At this time detectives have recovered some of the property taken during the vehicle break-ins, and they believe that Mr. White has sold some of the property to unwitting buyers through Craig's List. Anyone

who has bought items from Mr. White is asked to contact Sheriff's Office detectives at 503-846-2700.

Cornell Urgent Care clinic will serve broad patient base

An emergency room board-certified physician with nearly 15 years of experience will open an Urgent Care clinic in the Cornell Shops building at Dale and Cornell.

Dr. Sejung Shin says the clinic will be equipped with X-ray equipment and labs, and will be able to take care of minor fractures, lacerations, pneumonia, infections and other medical problems. "I will also offer physical exams for school athletics and employment. I will be able to take care of most medical problems excluding major medical problems such as heart attacks, stroke, or surgical problems such as appendicitis."

Good news for the uninsured—Dr. Shin will see uninsured/self-pay patients and will offer a 20% discount for cash. Dr. Shin says the hours will be Monday-Friday 8 am to 8 pm, and Saturday 9 am-3 pm. He anticipates that the clinic will open in September.

These areas of unincorporated Washington County are within the Enhanced Sheriff's Patrol District (ESPD) and are serviced by the Washington County Sheriff's Office.

Three to four weeks ago detectives noticed an unusual increase in the number of vehicle break-ins reported in northeastern Washington County. It became apparent that one or more suspects were working the area at night. Many of the victims reported smelling a strong odor of cigarettes in their car. About two weeks ago, detectives received an anonymous tip about a suspect that was breaking into cars, and who had stolen a gun during one of these incidents. The suspect was not named at that time, but enough information was given that detectives were able to identify him soon after as Mr. White.

Washington County detectives began to investigate Mr. White and kept him under surveillance during some of this time. They were able to gather enough evidence to believe that Mr. White was responsible for a large number of the recent break-ins, and that he was the suspect leaving the smell of smoke behind. On Monday, June 25 at about 11:30 p.m. a Washington County patrol deputy pulled Mr. White over for an unrelated traffic offense and towed his vehicle. During a search of the vehicle the deputy found a Chinese-made semi-automatic hand gun. By that time, Mr. White had left the scene, but was later arrested at his

TUALATIN HILLS PARK & RECREATION DISTRICT PRESENTS A FREE COMMUNITY CONCERT

Free! Tuesday, August 9 6-8 p.m.

CONCERT IN THE PARK

Cedar Mill Park

10385 NW Cornell (next to Cedar Mill School)
Free shuttle from Cedar Mill Bible Church lot 5:30-8:30 pm

Featuring **The Pete Krebs Gypsy Quartet**
Gypsy-Jazz inspired 20s/30s Swing



Bring your lawn chairs or blankets and join your neighbors for a summer evening of music. Pizza, Peach Shortcake and beverages available for purchase or bring your own picnic. No alcohol allowed.

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Saltzman Road Improvement Project Open House

Thursday, July 19
5-7:30 pm
Christ United Methodist Church
12755 NW Dogwood

Community Calendar

see our calendar on the website at cedarmill.org/calendar.html

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Cedar Mill Farmers' Market 2007 Lineup

By Dawn Anderson

The 9th season of the Cedar Mill Farmers' Market is shaping up to be one of the best yet! On July 7 local guitarist Bob Colwell will entertain. Don't miss the annual Blueberry Bash on July 14 with a visit from Ima Blueberry and Greg Clarke, a Portland bluegrass favorite for many years, who will be playing his fiddle, mandolin and guitar. Mike Danner, Portland's most famous accordion-player, provides unique entertainment on July 21. Also in July, Ursula Davis will be teaching us how to craft lavender wands. And every week there are teenage volunteers who create balloon animals and paint the faces of young market-goers.

At the market you will find a number of long-time favorite vendors. Returning produce & flower growers include Lone Elder Farms, Baird Family Orchards, DeMartini Family Farms, Duyck's Peachy Pig Farm, Townsend Farms berries,



Vanessa's Garden cut flowers and Xiong Farm Flowers.

Back at the market again is Debbie the Olive Lady, Viva Cucina red pepper relish, Golden Orchards preserves, Brother's W with succulent pulled pork sandwiches, the Great Harvest Bread Co., and Sweet Ole Larry's Kettle Corn.

Among the returning artisans are La Provence french linens and bakery items; Darris Dietz Pottery functional kitchenware; Roberta Palmer concrete cast leaves; Heinrich's Birdhouses; Two Chicks Can Do denim jackets & jewelry; and the Forest Grove Soap Co. (who will also have several varieties of organic garlic in July).

New vendors include Galin-Flory Farms with their exceptionally fine blueberries, eggs, tomatoes, eggplant, peppers, plums, and apples; Kathy Kushman Jewels handcrafted jewelry; Pacific Flames soy candles; Color Unlimited Stained Glass; Orox Leather sandals (with recycled tire soles). Licensed massage

therapist Lazette will offer posture analysis and chair massages. In the late summer, we expect to have Bizens Nursery with mums and fall pansies.

The wonderful folks from Storybook Hill Nursery are retiring and have been kind enough to find a highly recommended nursery vendor replacement, to be starting up in July. John and Carla Stables own both CJD Gardens, their nursery business with annuals, perennials, hanging baskets, ground covers, and Alpen Gardens, their dahlia business—later in the summer, we'll see a beautiful sampling from their acres and

In addition to the vendors, community groups find the market a great place to spread the word on their activities. OSU Extension's Master Gardeners are on hand to help you with gardening questions. On June 23rd, the

Washington County Bicycle Transportation Coalition fitted many bicyclists with free helmets and safety-inspected several bicycles. Rather than keeping up this free service every week throughout the 2007 Market season, BTC volunteers plan to offer another Bicycle Safety Day at the Market in August.

The Cedar Mill Farmers' Market is a member of the Oregon Farmers' Market Association (OFMA). OFMA helps markets maintain connections with Oregon's Department of Human Services to help administer the Farm Direct Nutrition Programs for WIC and Seniors. Through these programs, produce farmers accept Farm Direct checks so that nutritionally-needy Senior and Women-Infant-Children clients have direct access to wholesome locally-grown produce.

The market is open on Saturdays from 8 am to 1 pm, just west of Murray on NW Cornell Road. For more information see cmfmarket.org or call Dina, market manager, at 503-913-7733.



Debbie the Olive Lady

Western Days at Bales!
July 15-21
 Look for the many in-store specials and our **Big Round Up BBQ on Saturday July 21** featuring Painted Hills Beef

Stop by our meat department and say hello to our new Meat Manager, Laurie —by some of our own convenience meats!

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Roads, continued from page 1

Future projects will extend the three lanes to Laidlaw. In addition, the corner north of Thompson will be altered to a more westerly alignment that will connect to 130th at Laidlaw (which will then become Saltzman) and this will extend to the county line. It may connect all the way to Springville, but since that section of Springville is in Multnomah County, the extension will depend on them.

Some people have asked if Saltzman should be five lanes rather than three, considering the large North Bethany development that's being planned, but traffic studies have shown that three lanes should be sufficient.

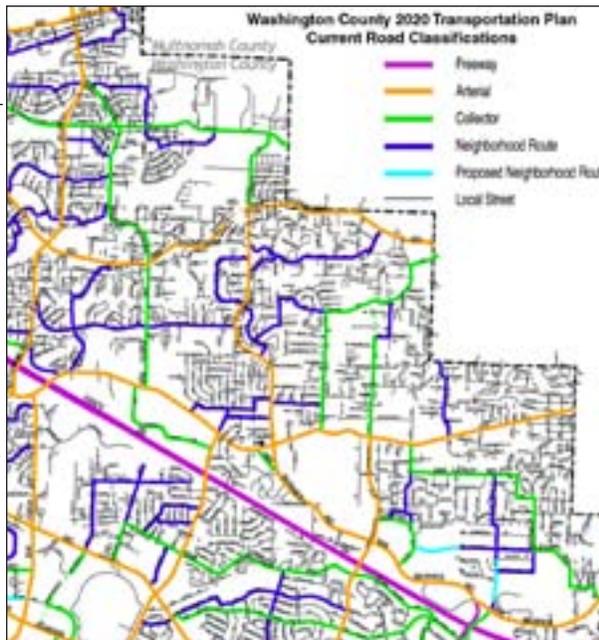
Renaissance Homes has proposed a subdivision near that steep turn; the county will condition the upper part of the new Saltzman alignment as part of that development. Completion of the new alignment will most likely await future development.

113th is a continuation of Cedar Hills Blvd, and will continue straight through to McDaniel when the currently approved developments are completed. Increased growth to the north is inevitable; doesn't it need to be upgraded?

113th was changed from a neighborhood route to a collector in 2002. It is a two-lane road with turn lanes where necessary. The County tried to condition a turn lane for one of the developments, but it was overturned in court—the landowner argued that there wasn't enough traffic to warrant the extra lane.

"Warrants" determine when improvements have to be made, and these depend on a number of factors including traffic speed and volume, anticipated number of turns, safety and likely "stacking" of cars behind people making turns.

One of the challenges for local government is knowing what our long-term plans are, but not having the money to buy land now and watching developers take actions that affect these long-term plans. We try to have them build needed improvements, and if we can't do that, we try to have them dedicate right-of-way. If we can't do that, at least we try to get them to stay out of areas needed for future transportation facilities.



What about 119th/McDaniel? I know that some turn lanes are being conditioned on new developments. Is it planned to be three lanes along its entire length eventually?

McDaniel is a collector similar to 113th. Turn lanes are only required where traffic warrants them.

How will the new Bonny Slope School affect traffic patterns on 119th/McDaniel? Will the Beaverton School District pay for part of that? Were sidewalks all the way to The Bluffs part of the conditions for the school?

The County did not condition a turn lane for the school because traffic projections didn't warrant it. The School District will improve the road and add curbs, and a sidewalk will be built into The Bluffs development.

What kinds of reactions are you getting to the Cornell/Barnes work? Are people generally happy with the results, or is the County getting repeated complaints about any aspect of it? Are the business owners getting used to the shared access?

The median barriers at first were a source of complaints. Although they were on the plans from the beginning, we didn't build them until the end of the project and it took people by surprise. We learned our lesson from that and we are making a greater effort to clearly communicate with businesses about access issues as part of the Murray project. Shared access doesn't seem to be a problem.

The extension of 118th through "Timberland" is going to be built soon. How do you anticipate that it will change traffic patterns? Is there going to be a light at 118th and Barnes?

It is unclear at this point whether many people will begin to use the road as an alternative to Cedar Hills or Murray. There will be a traffic signal at Barnes.

What are the long-range plans for Bethany Boulevard?

Bethany is planned to be a five-lane road from Cornell to West Union by 2012. Future improvements beyond that will be tied to North Bethany development.

How about

143rd?

It is designated as a collector and will have two lanes with turn lanes. The traffic signal at Burton has been a big success with the neighborhood.

What is preventing the construction of interim sidewalks/paths on sections of arterials/collectors without contiguous sidewalk networks (McDaniel, 119th, 113th, etc.)? Could a Local Improvement District (LID) be formed to pay for construction of interim sidewalks in areas where it might be many years before the road is improved to its ultimate right-of-way?

LID's present several challenges. The current method requires that 51% of property owners must vote

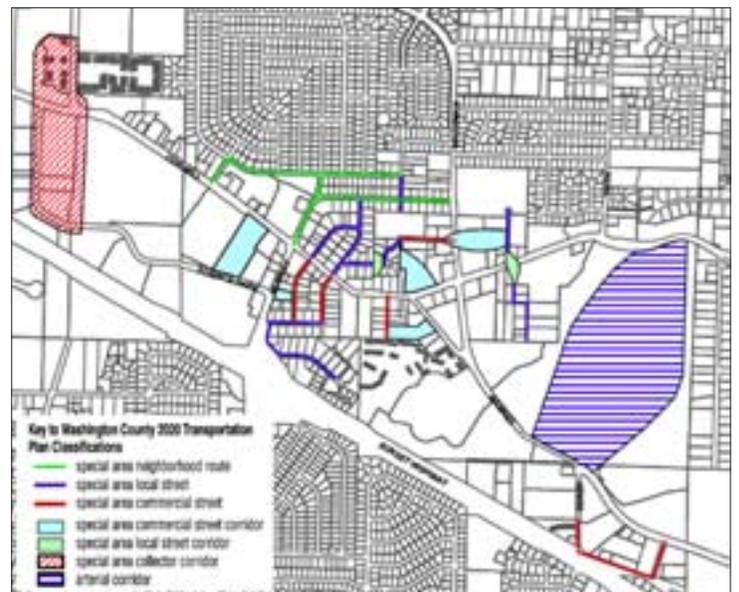
to join the LID, but the Board doesn't like having up to 49% of people opposed to it, because they will have to pay also. Also, people have to agree to pay for the improvement before the engineering is done, so they don't know exactly what they're agreeing to, and how expensive it will be.

Our Operations division is responsible for "minor pathways." They have just drafted a matrix for developing small projects that could include interim sidewalks that don't require extensive engineering with expensive drainage and curb requirements. The County typically owns or controls the ROW for sidewalks on the streets mentioned above so land acquisition would not be necessary.

Neighborhoods can work through their CPO to determine where these are needed (cpofriends.org). We expect that this will be a much better method than trying to organize an LID.

The intersection of Cornell with Science Park Drive and 143rd Avenue is starting to get really ugly. With more development in North Bethany, this intersection will only get more congested. What plans are under consideration to improve traffic flow in this area?

We are looking at creating a double left-turn lane between 143rd westbound and Science Park Drive eastbound. The County is seeking funding for this project, since currently it is not funded. It would be too expensive to try to acquire the land to make a direct connection. Columbia Sportswear has asked to have a signal there.



Washington County uses this map from the 2020 Plan to condition road building for new development and to help determine where to spend tax money on road improvements

Beighley, continued from page 1 for 20 years and Ron Davies, Landscape Architect in Training, has been with the company for two months. In addition, Karen Peinl has been the office manager for 21 years. Hal's youngest daughter, Kim Thompson, is the accounting manager.



A low-maintenance landscape design for the Crossroads project near Cornelius Pass Rd & Cornell

Anne has an extensive background in horticulture, plant identification and installation techniques. Her emphasis is on design work for schools and housing. Her projects include designing the landscape and irrigation for the Cedar Mill Community Library building expansion including street and parking areas.

In the past 34 years Beighley and Associates has worked on all sizes of projects. Past and current local projects include: the athletic complex at the Catlin Gabel School; athletic fields and irrigation design

for the Tualatin Hills Park & Recreation District; previous phase and current Phase I addition at Sunset High School and irrigation design for multiple office park projects for PacTrust. They have also worked on several wetlands projects—Pioneer Estates in Beaverton and Tualatin Edgewater. The company will soon be working with the Catlin Gabel School on a project to uncover and restore the headwaters of Johnson Creek.

Beighley and Associates now offers Global Positioning Systems (GPS) services to their clients. "GPS is a navigation and positioning system using

data transmitted to a hand-held receiver from satellites in orbit," explained Hal. "We collect the data to accurately survey site boundaries and to locate site amenities such as sidewalks, light and power poles, manholes and irrigation features. This information is then used to create a correct base map/drawing of the site in AutoCad format." Hal continued: "This ensures that the site drawings used by a contractor are highly accurate, minimizing the need for changes in the field and helping to keep costs within budget for our clients." They have used GPS locally at Sunset Park, the Catlin Gabel School and the Tektronix Office Campus in Beaverton.

"Meeting people and seeing projects come to life," is what Hal enjoys most about being a landscape architect. His favorite project has been "working with PacTrust from the beginning on the Columbia Tech Center in Vancouver, Washington. This project involved the landscape design of 430 acres—streetscape, irrigation, tenant pads, Nautilus World Headquarters and eight water features."

Hal is currently a member of the Board of Site & Design Review for the City of Beaverton. He was also a member of the Project Advisory Committee on the Cornell and Barnes Road Improvements project. A Beaverton Rotary Club member for years, Hal is active with their fundraising projects—specifically with the Dental Check program. "We also donate blocks of time to

various auctions," Hal added.

Beighley and Associates joined the Cedar Mill Business Association three years ago. Hal sees the CMBA's role as "the sounding board for Cedar Mill." Hal also belongs to the American Society of Landscape Architects and is past chairman of the Oregon State Board of Landscape Architects.

What Hal and his family like most about Cedar Mill is that "all of our needs are met in one compact area." The Beighleys have lived in Oak Hills since 1970. Hal and his

wife Ellen met in their senior year in high school in Wichita, Kansas. They have been married for 45 years this August. They enjoy skiing with their four grandchildren, collecting Dept. 56 Christmas houses and model railroads. They are also huge "Go Beavers" fans!

Beighley and Associates is located at 12840 NW Cornell. Phone 503-643-4796.

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- UPS Store
- Village Gallery of Art
- Walker Garbage Service
- Norman White Real Estate

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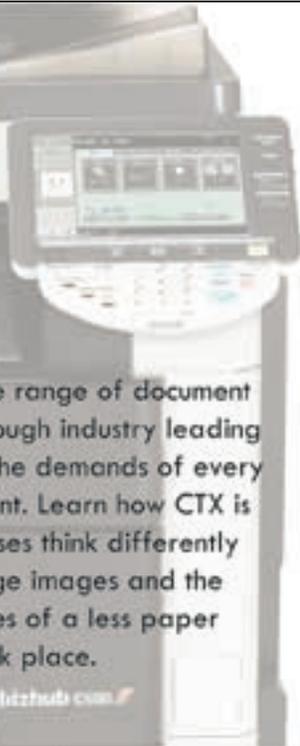
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