



Cedar Mill News

Volume 4, Issue 9

September 2006

INSIDE

Real Estate.....	3
Garden Club.....	3
Timberland.....	5
Hérons.....	6
Wal-Mart.....	6
New schools.....	7

Featured Business

Mike's Auto Parts

By Virginia Bruce, editor

When Pat Mahoney started his auto parts business in the early 70s, he wanted to call it Pat's Auto Parts, but unfortunately someone else had already used that name. "My given name is Patrick Michael Mahoney, so I just went with my middle name and it became Mike's," he recalls.

called him a master and said I could be his apprentice. I worked there through high school learning mechanical and business skills. When Tom Kreuder's health deteriorated further he decided to turn the business over to me to operate. That was one of the scariest days of my life. He told me that I was to collect and deposit the daily receipts, then I had to pay all of the bills, including rent to him!"



He was only 20 years old when he bought an empty building in southeast Portland and opened the doors on his first business.

He got into the auto parts business even earlier. "I was fifteen years old, a high school student without a job or direction but full of ambition. Our family was poor and anything I wanted, I had to

Mahoney continues, "After a short time helping me during the transition he was hospitalized and I was on my own. I was able to double the revenue the first year. After he was doing better he came back to help me with pick-ups and assist me with my bookkeeping chores."

Before long, though, the property housing the first shop was sold, and Pat had to start over. Without much for resources, he bought the inventory and equipment and moved to the basement of his parents' house. When he had some money saved, he found an empty store location a few blocks from their present store on southeast



Pat Mahoney helps a customer at his Cedar Mill store

Woodstock. After four years, "I was looking for a greater challenge than the first store could provide, so I purchased a failing auto parts store in Cedar Mill called Reid's Automotive Center,

Woodstock. After four years, "I was looking for a greater challenge than the first store could provide, so I purchased a failing auto parts store in Cedar Mill called Reid's Automotive Center,

Continued on page 4

Next Meeting

Cedar Mill Business Association

Tuesday, September 19. 7:30 am

Place: Cedar Mill Community Library

Topic: TBA

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

History in the News

Historic JQA Young House renovation plans proceed

The historic building on Cornell at 119th, built in 1869 by John Quincy Adams Young, the second owner of the original sawmill, was acquired by Tualatin Hills Park & Recreation District (THPRD) in 2005. The Park District board set aside \$100,000 for the initial work to be done on the house. An ad hoc committee of local residents, history buffs and even a Young descendant, met for a year to determine the best

house to its 1869 condition. The inside would be brought up to code with new wiring, heating and other needed improvements to allow the building to be used for community events, meetings and other public and private uses. Landscaping, including a pioneer vegetable garden, will tie the grounds of the house to the park that will result from the donation by Polygon Homes of Ce-

use for the structure and how to proceed with renovation.

The committee's Management Plan was adopted by the THPRD board in March 2006. The Tualatin Hills Park Foundation, which does fundraising for district projects and properties, set up a Friends of JQAY House fund to collect the money needed to carry out the plans in April. \$4000 has been raised so far, much of that in memory of Sue Conger, who passed away in May 2006 and was the guiding light behind the building's preservation.

The Management Plan called for restoring the exterior of the



Old apple and pear trees stand outside the kitchen on the house's west side. The park district is trying to grow new trees from cuttings.

dar Mill Falls and Cedar Mill Creek, which runs between the house and the new Timberland development.

Ron Willoughby, who recently retired as Executive Director of the Park District, was instrumental in moving plans forward for the JQAY House. The District is in the final stages of appointing a new executive, and fans of the JQAY House

Continued on page 3

Senior Reading Tutors needed for Cedar Mill Elementary

OASIS Intergenerational Tutor Program seeks volunteers, age 50+ to mentor/tutor a child at Cedar Mill Elementary one hour a week. Training, materials and support meetings provided. Please call Colleen Shannon, Tutor Program Coordinator at 503-833-3636. Training for the 2006-07 school year will take place in August, so call now.

OASIS is a national, not for profit, education center for adults, age 50 and over. OASIS is sponsored by Legacy Health System, Regence BlueCross BlueShield of Oregon and Meier & Frank.

You can find out more about the OASIS programs at oasisnet.org/portland/

"Downtown" condos back on track

After surmounting some permitting issues with Tualatin Valley Water District, RCM Homes has resumed work on the Cedar Mill Townhomes project. The four-building 24-home project is just south of Cornell on 129th (behind the Tillamook restaurant). The project was originally slated for completion by Spring 2007 but the delay will probably push completion into next summer.

Cedar Mill gets a new place to meet and eat

Longtime local residents Paul and Barbara Ancil have leased the former Hobbitt space in the

Milltown Center and will open "Tilly's Gelato and more" in mid-October if the extensive renovation and remodeling goes according to plan.

The shop will feature Kobos espresso, teas and smoothies, panini sandwiches and soups, and fresh-baked pastries along with 18 flavors of freshly-made gelato. Gelato is an Italian version of ice cream that has only 4-6% fat where regular ice cream has 10-25%.

They're planning to be open seven days a week, from 8 am to 7 pm. Look here for more information about "Tilly's" next month once they're open!

Local computer store abruptly closes after ten years

The recent surprise closing of SGS Computers at the corner of Murray and Cornell after ten years of service has left many long-time customers wondering what happened.

Dantes Reyes partnered with SGS owner Steve Stavros nearly three years ago to bring new life to the failing business. The business had begun to turn around with the addition of new Data Recovery services and many formerly unhappy customers returned with a feeling of security.

Stavros abruptly abandoned the project in spring 2006 to become an Intel employee. Realizing the prob-

able effects of that decision, Reyes severed ties with SGS and returned to the consulting aspect of his long computer career, offering on-site and in-home service to local consumers and businesses. Since the storefront closed in August, customers calling the store number only get a disconnect message.

However Reyes is continuing to provide the professional expertise that has come from his 25 years in the computer industry, although he is not assuming any warranty liabilities. Working out of his northwest office, Reyes can be contacted for technical help, computer sales and service at MyTechAdvice.com or by calling 503-481-2096.

AAA honors DuFresne's

DuFresne's Auto Service on Cornell recently received AAA Oregon's highest award for providing outstanding service. They were the only independent shop in the Portland area to receive this award, which celebrates three years of customer satisfaction with an overall rating of 98.8%. Congratulations to Nancy Scheewe and her crew!

Brian Harvey Agency earns JD Power recognition

Brian Harvey Agency has been recognized for customer satisfaction excellence under the J.D. Power and Associates Distinguished In-

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urance Agency Program.SM Harvey has been an agent for American Family since 1998.

Harvey has been an active member of the Cedar Mill Business Association and served as President from 2003-2005. His office is located at 475 NW Saltzman Rd., phone (503) 644-1116.



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Cedar Mill Real Estate Update

by Scott Heaston, Real Estate Broker, Ryan Olsen Realty

Cedar Mill is growing up, literally. Current and future developments of condo buildings, townhouses, and apartment complexes continue to raise the density of the Cedar Mill area. Residents of Cedar Mill enjoy the community for many reasons, and for these reasons developers and builders are confident the community will continue to draw both home buyers and renters.

Since Cedar Mill is a great com-

developments is the Teufel Nursery development that has been permitted for 1300 units. Construction is moving quickly and our numbers are growing. With the higher density we can expect a new energy in the Cedar Mill community.

Regarding single-family residential homes that advertised in the RMLS (Realtors Multiple Listing Service) as a part of the Cedar Mill neighborhood, there have been 10 homes sold in the past 12 months, four pending, and five currently on



First phase of construction at the 1300-unit Polygon Homes development on the former Teufel Nursery property that stretches from Cornell to Barnes

muter location, high density might make sense. Currently there are two proposed developments at 10600 SW Taylor St.; Peterkort North which is permitted for 480 stacked flats, and Peterkort Station which is in for a permit to build 1816 units and mixed use with office/retail of 944,500 sq ft. And just west of those

the market.

Residential sales in Cedar Mill have felt a slowing that is consistent with the trend of Portland's general market. Though the days of just putting a sign in the yard to sell a home may be gone, we are still in a healthy market and continue to see appreciation. Year to date, according to the 2006 July report from the RMLS, northwest Washington County residential homes appreciated 16%. With interest rates still low, we are still in a strong market. Property in Cedar Mill has never been more valuable.

Community Calendar

September 9
Dance Extravaganza!
1 pm, Cedar Mill Library

September 14
Movies at the Library, "The
Magdalene Sisters," 6:30
pm Cedar Mill Library

September 19
Cedar Mill Business
Association,
7:30 am Cedar Mill Library

September 20
Cedar Mill Garden Club
9:30 am, Beaverton
Resource Center

October 3
CPO #1 Meeting, 7 pm,
St. Vincent's Hospital
Souther Auditorium

JQAY House, continued from page 1

hope that the new person will also look favorably on this project.

District plans currently call for the hiring of an architectural consultant who will create a Master Plan to turn the Management Plan into reality. January 2007 is the target for putting the contract out to bid, according to Peggy Coats, THPRD Director of Business Services."

Park Foundation Development Coordinator Susan Bender-Phelps has been working with the ad hoc committee since early spring. "I think that the preliminary fundraising goal of the committee is a good estimate," she says. "\$750,000

<p>FAMILY PRACTICE Robert P. Barlow, MD Gary R. Geddes, MD Vic Krisciunas, MD Heena Doshi, MD Hal Barry, MD Kimberly Felder, PA-C</p>	<p>INTERNAL MEDICINE Brian Cox, MD NEUROLOGY, HEAD & NECK PAIN: Dale Margaret Carter, MD</p>
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Cedar Mill Garden Club schedules meetings

The September 20 meeting of The Cedar Mill Garden Club will feature the Cracked Pot Ladies with a program beginning at 11:00 a.m. on "Recycling/Garden Art."

The garden club meets the third Wednesday of each month at the Beaverton Resource Center, 12500 S.W. Allen Blvd, (corner of Allen and Hall). The business meeting begins at 9:30 am followed by refreshments of coffee and rolls, with the program beginning at 11:00 a.m. For information contact Garnet Ascher, club president at 503-

292-4460 or garasch39@msn.com

Future Cedar Mill Garden Club meetings include:

- October 18, 2006 - "Ornamental Grasses," Carolyn Kolb, Wind Dancer
- November 15, 2006 - Hands On Program - "Creating Holiday Wreaths," Phyllis Danielson & Ruby Warren
- December 13, 2006 - Pot-Luck Christmas Luncheon, Valley Presbyterian Church 11:30 a.m. - 2:30 p.m

Library Seeking Business and Community Partners

The Cedar Mill Community Library has developed several opportunities for local supporters to help keep the Library thriving.

Collection partners, technology partners and events partners all help fill the 20% shortfall in funding. In return, partners receive public recognition in the library and in the wider community. Heavily used collections such as travel, financial planning, home repair, or medical are just a few of the areas available for sponsorship. Underwriting new computer purchases and special events such

as the volunteer dinner are other options. The community benefits with access to more new materials and partners gain the satisfaction that comes from helping the community.

The library's first collection partner is Sushi Town restaurant in Tanasbourne who provided \$1,200 to purchase popular new materials for the library. To learn more about this program, contact Peter Leonard, the director of the library, or check out the library website at www.cedarmill.org/library

sounds like a lot but by the time all the structural work is done, all the landscaping and other improvements, my experience tells me this is just about what it could cost. And it would be nice to have some money left over for the interpretive exhibits and programs that we want to put on at the house." Fundraising will begin in earnest once the final budget is available based on the architectural consultant's recommendations and the resulting building plans.

Bender-Phelps recommends that the renovation be pursued in two phases. "Once the house is restored to its original footprint and silhou-

ette, we can apply to the Historic Register. That could allow us to obtain funding from them and other organizations. That should be the goal of Phase One. Then we can focus on all the other work that needs to be done."

The Friends of JQAY House group has not been formally convened, but that hasn't stopped us from getting the word out. We put together a little booklet about the house that was distributed at the Washington County Historical Society's Draft Horse Days and at the Cedar Mill Park Concert in August. If you'd like a copy, contact Virginia Bruce, yrb@teamweb.com.

Mike's Auto, continued from page 1 the site where the Cedar Mill Mike's Auto Parts is now."

Since those early days, the auto parts business has been greatly affected by computerization. "We used to keep all our inventory on cards, and every night after we closed we went through and updated it. Now we belong to a Co-op that has an inventory of about \$8 million dollars and we get deliveries to our store several times a day, six days a week. In our computerized auto parts system we have over 800,000 items we can draw within a couple of days or about 125,000 items the same day, within hours most of the time."

The Co-op is made up of local independent auto parts stores. They maintain a warehouse on Swan Island, "sort of like Western Family in the food business," he explains. This arrangement allows Mike's and the others to be highly competitive with the chain stores. "Chain stores aren't as big a problem as most people think since they can't compete with the availability of our system," he says. "Their pricing is only image and perception. I read that they are paying almost six figures to a pricing specialist to research where they can charge higher margins to their customers, and then advertise they will match prices when they get caught over-charging!" In fact,

chain stores sometimes get parts from Mahoney and the other co-op members because of their flexibility and the good relationships they have with manufacturers and distributors.

Mahoney says that finding and training staff is the most challenging part of running an auto parts store. "You have to be part bartender, and part doctor. People come in when their car isn't working right, and they're not always in a good mood. You listen to their stories and diagnose their problems," he explains. "Finding employees with listening and problem-solving skills is most important.

A lot of people know about cars, but that doesn't mean that they're nice people," he laughs.

Mike's specializes in helping people who work on their own cars. These are mostly what Mahoney calls "daily drivers." And some of their customers have "project cars." A few days ago he had a call from a guy who was working on a '64 Ford Galaxy. "I had his brake shoes in stock!" he exclaims. They also do a lot of business with larger commercial accounts—manufacturers and other businesses that have a staff maintaining fleets of vehicles.

In addition to stocking parts and supplies for auto repair and maintenance, the folks at Mike's can perform a test to see if your charg-

ing system is working properly, test your battery, and read the OBD-II check-engine-light codes. They'll also install windshield wipers, "because it's faster to do it than to explain it to someone!"

With the recent rise in gas prices, Mahoney says, "I see a trend toward better maintenance—paying attention to previously neglected or delayed servicing of simple-to-do things like air filters, tire pressure, fuel filters, and oxygen sensors. I also see customers of all ages and genders tackling more automotive servicing tasks themselves, since I hear them complain they don't have the money to have the service performed for them."

The recent road construction hurt their business, he says, because, "there were times when customers would go out of their way to shop elsewhere because of the long waits

during the construction period. Now we and our neighboring businesses have to do a job of retraining customers to come back to us since the construction issues are over."

Mahoney was one of the founding members of the Cedar Mill Business Association. He has just rejoined the group. He would like to see the CMBA help in "keeping the Cedar Mill area liveable so small business can thrive and provide the level of service and personal touch that makes Cedar Mill a community rather than just a cookie-cutter copy of LA and Orange County."

Mike's is located in the Mill-towner Center, just west of Walgreen's. They are open Monday – Friday 8 am – 7 pm, Saturday 8 am – 6 pm; and Sunday 9 am to 5 pm. Their phone number is 503-646-0623 and their website is www.mikes-auto-parts.com



To save space, hoses and belts hang from the ceiling at Mike's

Local groups clean up with carwashes

Pat Mahoney, the owner of Mike's Auto Parts, was one of the founders of the Cedar Mill Days celebrations that took place between 1995 and 1999. He recalls that, "Cedar Mill Elementary School held a pancake breakfast during the event, to raise money for outdoor school. When that didn't make enough

It's nice to have the kids do something to earn their own way, and it's not just selling stuff we don't need. The arts are so poorly funded anymore, this is a way that the community can support our band."

The carwashes are advertised as "Free with donation." Most people spend around \$5 but often larger sums are donated.

money, I suggested that they have a carwash here in the parking lot. They earned about \$1500 with the first one, as I recall!"

This soon turned into a warm-weather tradition



Kids from the "Student Stop" after-school program at Cedar Mill School raised money for field trips and other extras

in the community. Church groups, high school band and dance groups, scouts and others scramble to get on the calendar for the weekend events. "It's become so popular that you have to sign up way in advance," Mahoney says. He particularly likes this method of fundraising because, "We can help them to help themselves. It's a lot better than a handout."

The location at Cedar Mill's busy intersection of Saltzman and Cornell works well for several reasons. "The visibility is a big factor," says Mahoney. "People stop in just to see what's going on. Then they usually stay to get their car washed. They used to line up in front, but now that the coffee stand is there, we don't want to be blocking their business. We tell the kids to be respectful of the other businesses and we rarely have any problems," says Mahoney.

This sentiment is echoed by Sunset High Band parent Julie Lueker. "The carwash is a wonderful thing!,

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 Contact me about creating a web page linked from the Cedar Mill Website Business Directory.

Polygon offers Timberland homes

Timberland, the long-anticipated development on the Teufel Nursery property has opened a sales office and begun selling homes. The first units are in the north quadrant of the property with access via 118th off Cornell. The sales office (503-641-1904) features displays of finish options and a locally-produced video about the Cedar Mill community. It is located near the overlook park above Cedar Mill Falls.

We interviewed Fred Gast, Vice President of Polygon Homes LLC, about the new homes.



The Timberland Phase One sales office will become garages for another unit of townhomes when this phase is built out

How many units will be completed in this phase? What size?

The first phase of development will include approximately 250 homes. These range in size from

one-bedroom one-bath units from 647 square feet up to three-bedroom two-and-one-half bath units of 1681 square feet. The majority of the units are two-bedroom two-bath units in the 1000-1300 square foot range.

When will this phase be completed? Will it include the parks and playgrounds?

Our first homes will be completed this year, along with improvements being made to several trails and parks.

How has the sales effort been going? Are you selling units or leasing?

Sales have been very successful. There has been a great deal of interest in all of our home designs.

What are the prices?

Homes are priced from \$200,000

What are you planning to do on the school property that sits in the middle of the site?

We will be completing the school site improvements this year. At this point we have graded the site, provided the utilities and built some of the roads.

What will be the next phase to be built after this one?

The next phase at Timberland will include 200 homes and it will begin after the homes in Phase One have been sold.

Will you be doing more work down by the creek and the falls? When will that property get transferred to the THPRD?

The creek property will be dedicated to THPRD once the improvements are completed. This will be done in phases. In the next few months THPRD will receive approximately 8 acres including some trails and two pocket parks.

What is your current thinking on the commercial/retail area? I remember you originally said that Polygon would develop it, but I've heard that you're looking for a commercial-developer partner?

We are close to an agreement with our commercial partner. We remain committed to develop the property ourselves.

Still saying "no big box?" Any thoughts about what would be a good commercial mix?

We are still working on this, however, our position remains



unchanged. Would some kind of public facility (community center, history center) be a possibility as part of the commercial development?

It is too early to tell, but this is an interesting idea. Perhaps the history can build into the overall development.

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The Nature of Cedar Mill

Our majestic Great Blue Heron

Kyle Spinks, Natural Resources Technician, THPRD

One of the most recognizable birds in the region, the Great Blue Heron is most commonly seen standing stalk-still along the edge of a pond. Great blue heron habitat extends from approximately the southern half of Canada to the northern tip of South America. They may migrate southward in winter if food resources aren't

ons eat primarily fish, though other small creatures make up a significant portion of their diet, including crayfish, frogs, mice, and snakes. One of the common myths is that herons eat game fish, thereby competing with the fishermen for the catch of the day. But the fish that herons eat is usually the smaller, non-game fish that compete for food with the game fish.

Hérons mate for life and both parents take part in building the nest, incubating the eggs, and feeding the nestlings. The nest is a large (up to four feet in diameter!), shallow platform in trees near a water body. It is built of sticks and is lined with leaves and twigs, usually 30-70 feet up in the tree. Typically, four light blue eggs, each about 2" long, are laid in early spring and are incubated for about a month. Once the eggs hatch, the young stay in the nest until they fledge about two months later.

It is very common for several heron couples to nest near one another, building "condos" of nests in several trees in close proximity. Called heronries, these multi-nest neighborhoods are easily heard once the young have hatched. As the parents return with new food throughout the day, the young will squawk and honk in anticipation of a meal.

The Great Blue Heron is the official bird of Portland and is seen on everything from beer labels to the Audubon Society of Portland logo. In the Cedar Mill area, a great place to see them is around the pond up in Forest Heights. But don't be surprised if you see one standing next to a small pool along a stream near your home!



A heron waits for the owner to stop guarding her fish pond so he can resume his meal

adequate, such as in the northern edges of their range. However, most of ours tend to overwinter in the area because our winters are generally mild and food is abundant year-round.

With a long bill and excellent eyesight, a heron will often be seen standing for long minutes waiting for prey to move within striking distance. Then it slowly lowers its head just before striking with open beak down into the water and snatching up the unwary prey. Her-

No Wal-Mart, maybe?

by Virginia Bruce, editor

On August 7, the Beaverton City Council voted 5-0 to overturn the Board of Design Review decision allowing the Wal-Mart store at Cedar Hills Boulevard and Barnes Road.

The Notice of Decision, published on August 17, cited two major problems with the development – errors in the PacLand traffic estimates, and failure of the proposed store to fit within the transit-oriented zoning for the site.

Wal-Mart has 21 days from the date of publication to appeal the decision to the State of Oregon Land Use Board of Appeals (LUBA). Wal-Mart has a poor record with LUBA, losing five of its six appealed decisions since 2003. But Portland attorney Greg Hathaway, who has been representing the retail giant in this proposal, said the company believes that the Beaverton decision is "legally indefensible."

The Notice, which is available on Beaverton's website (see footnote) cited 24 "Findings" that put the proposed development into conflict with Beaverton's goals and statutes. The Council felt that PacLand underestimated the amount of traffic that the store would generate, stating, "There is no other Wal-Mart on the west side and there was testimony that people would drive a long way to get to this one."

The intersection, which would have been up to eight lanes wide, was deemed to be dangerous and would discourage pedestrian traffic. "The sheer length/width of the pedestrian crossings...adjacent to the site by themselves preclude pedestrian safety and convenience... Such barriers and obstacles to the pedestrian circulation system are unacceptable to serve pedestrians

and transit users." The Peterkort property on the north side of Barnes is planned to be built out as residential and office buildings, and it was felt that the size of the intersection would forever be a barrier to pedestrians.

Beaverton's newest Council member, Bruce Dalrymple, would like to see a different kind of development at the corner. "This site may be best served by providing multiple retail service businesses at a more pedestrian scale. Businesses that will serve the surrounding and developing transit station uses, surrounding neighborhoods and align more closely with helping to resolve impacts of this transportation corridor."

Many Cedar Mill residents have been apprehensive of an eventual annexation of the Cedar Mill area by Beaverton. Some of these people are encouraged by this decision to believe that a more enlightened Council might not make such a bad government alternative.

Note: the Notice of Decision is available as a PDF file linked from www.beavertonoregon.gov/departments/CDD/CDD_walmartfaqs15.html

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Beaverton School District has Cedar Mill plans

If the Capital Construction Bond passes in the general election on November 5, a new school will be built immediately on McDaniel Road in Cedar Mill. The K-5 elementary school would be ready for students in September 2007. Located about halfway between the dense growth near the Sunset Transit Center and the burgeoning north end of the community, the school will relieve crowding at Cedar Mill and Findley schools.

The Bond Measure was on the ballot for the May primary election, but although it received 61 percent approval from voters, it failed due to a lack of voter turnout. The Oregon law that required more than 50 percent turnout in May does not apply to the November election.

The District also has an 18-acre plot in the center of the new Timberland residential development being built by Polygon Homes. At one time, it was rumored that it would be a middle school, and that may still be the case, but the Board has yet to make anything public. Because that property was obtained through a condemnation process in 2001, Oregon law requires that something be built on it within a

ten-year window. Polygon has graded the parcel and installed service lines so that residents won't be disturbed by road excavations once the District decides what will be built there.

This year, kindergarten students that would normally have gone to Findley Elementary are being bused to Jacob Wismer's campus located behind Stoller Middle School. This is seen as a temporary measure until new schools can come on line.

In addition, another school is planned for the Springville/Brugger Rd. area of Bethany, where the 2002 expansion of the Urban Growth Boundary means that hundreds of new homes will begin to appear.



The McDaniel Road school site. R9 areas indicate higher-density residential of nine homes to the acre. The lot marked NC is zoned for neighborhood commercial. A portion of The Bluffs Park abuts the new school site.

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