



Cedar Mill News

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August 2012

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Featured Business

Grape Vine Restaurant & Lounge

by Virginia Bruce

When you're in the mood for a good meal, or a place to hang out with friends after work, some dancing or entertainment, or even a late-night snack, you don't have to go far. Ever since Irene Pavlatos took over the former Marika's building (on the south side of Barnes just west of Cedar Hills Boulevard), Cedar Mill has had another great option for food and entertainment.

The restaurant was built in 1969 by George Choban (see the May 2009 issue for the Choban family story). His whole family worked to make Marika's a favorite spot until they retired in 1989. It was then



leased to another family that operated it under several different names, and it ended up with a pretty bad reputation—bad food, dirty conditions, and unsavory clientele.

When that tenant left, George and Susie Choban approached Irene and her father, Andy Pavlatos, who runs the Greek Village on Murray Road, about taking over the space. After some deliberation, Irene decided to give it a try.

Irene says, "The location was perfect for me because I live in the Cedar Mill area. I also liked that it had easy freeway access, lots of parking, and quite a few beautiful Douglas firs standing in front of the building. But what tipped the scale on my decision was the Chobans themselves. You couldn't meet nicer people. They have been more of a blessing than I could have ever imagined, and not just as landlords. They have become like family!"

It took about four months of

hard work to get the place in shape. Structural upgrades and repairs were needed, and everything had to be thoroughly cleaned and then decorated. The main dining area has several intimate spaces, including the "cottage," which is perfect for small groups that want a little privacy. The patio in front of the building has outdoor seating next to the big lawn and tall firs, perfect for families with kids (and kids eat free on Mondays!).

Chef Chris LaMora has recently revamped the dinner and Happy Hour menus while adding a Seasonal Special menu and creating all of their delicious house-made desserts. Irene explains that, "We currently buy all of our breads from Edesia Bakery, a local small business, and our meats from Ponderosa Provisioners, which is also a long-time local family business. All of our lettuce and celery come freshly cut from the Chobans very large garden, so it is always fresh and there are never any chemicals used whatsoever."

Cuisine includes Greek and Italian along with an array of steaks (smoked NY steak anyone?), burgers, sandwiches, and salads. A large selection of appetizers, along with decadent dessert items, means you're sure to find something you will love.

Chef Chris makes almost everything from scratch. "We have very little freezer space because we don't need it," says Irene. "He makes all of our pasta sauces, breads our chicken wings per order, and even makes all of our salad dressings, soups, and stocks on-site. Our food is unique, fresh, and very delicious! Our menu can be viewed on our website at www.grapevineportland.com. But there are a few secret

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What's happening at...

Timberland

The recent grading on the Barnes Road frontage has people asking about the planned commercial development.

Matt Grady of Gramor Development says, "we are working hard at securing an anchor tenant that will be appropriate for this town center location. The grading is taking place largely for the residential (see the February CM News for details), but also for the future commercial uses, which would be about a year away from construction." Gramor was selected by Polygon to handle all aspects of the commercial center development.

In 2003, Beaverton School District acquired the 18-acre plot in the middle of the former Teufel nursery through eminent domain (condemnation) which triggered the

Teufel family's sale of their property to Polygon. By Oregon law, public agencies are required to use condemned property for "public pur-



pose" within ten years of the condemnation, or offer to sell it back to the former owner. BSD's legal staff claims that the grading and street development that Polygon has done on and around the lot constitutes such use. But former owner Larry Teufel sounds like he is prepared to pursue his options, as reported in an article in the Oregonian August 3. (oregonlive.com/north-of-26/index.ssf/2012/08/unused_beaverton_school_distri.html)

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Solving the Cedar Hills / US-26 interchange muddle

Anyone who has tried to exit Highway 26 eastbound at Cedar Hills Blvd. knows how difficult it is to turn left/north. It can even be a challenge to turn right/south. Many of us simply avoid it and exit at Murray or Park and find our way to our destination on surface streets.

Ian Trout is a Civil Engineering senior at Portland State. For his capstone project* he worked with a team of fellow students, which called themselves Westside Connection, to work on the various problems at this cluster of intersections. The group's report was published in June, 2012.

He explains how it came about. "The project was initiated by a series of complaints/requests submitted by residents of the area to Oregon

Department of Transportation (ODOT) Region 1, and the ODOT Bike/Pedestrian program. A letter sent by the CPO 1 Connecting Neighborhoods Subcommittee on



In addition to traffic heading south on CHB, cars stacking up to turn left onto the eastbound freeway onramp are a barrier to the left turn, and many crashes result from cars that turn northbound into the southbound lanes to avoid that stack.

March 7, 2011, finally got the attention of the ODOT Region 1 Area Manager. Discussions were initiated

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Cedar Mill Business News

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 Virginia Bruce at info@cedarmillnews.com

Music Academy moves into new location

Hoffman Academy of Music has moved into its new location at the southwest corner of NW Cornell and NW Saltzman Roads, between RockIt Resale and Portrait Wonders. The Academy offers instruction in piano, guitar, voice, and preschool music classes, and is running full-swing this summer, conducting lessons, classes, and camps at their new location. Feel free to stop by and visit the new studios. Summer office hours are Monday- Friday 10:30 am-4 pm.

Beginning August 1, Hoffman Academy will be registering for fall classes. For more information visit the Academy website at HoffmanAcademy.com.

Cedar Mill Business Association: August speaker

Gayla Smith of Certified Site Inspection & Radon Solutions in Tigard is an Oregon licensed general contractor certified for home inspections, along with VA/FHA loan inspections. She will be speaking on the red-flag issues of home-buying and radon in the home.

The Cedar Mill Business Association meets at the Cedar Mill Bible Church chapel on Tuesday, August 14, from 11:45 am to 1 pm. For more information, visit cedar-millbiz.com

Wine Cellar readies new location

Erin Palmer has been getting lots of help from her customers and friends who are eager for her new location to open for business. She

says, "Last Sunday, with the help of ten friends, family, and customers, we moved the entire shop out in three hours."

The new location, in the "triangle" center at 525 NW Saltzman, will include a private dining room for dinner parties, both Wine Cellar sponsored and for rental, and a conference room for events, complete with a big-screen monitor for presentations, movies or whatever you'd like to display. Both spaces can be served by an on-site catering service. These are in addition to the sales floor that will include a space for enjoying a glass of wine with friends, and for Erin's popular tasting events.

Keep an eye on the shop—they're not sure exactly when they'll open but it will be worth the wait.

Musician-for-Hire

Local Singer/Songwriter/ Guitarist, Scott Thomas, is available for public and private events, parties, restaurants, bistros, bars, coffee shops, etc. in the Cedar Mill Area. Scott is from New Orleans and has been performing for over 20 years. He recently moved to the area and has been playing at many local businesses and farmers markets. You can catch him at Mireille's Bistro for Brunch on Sunday mornings from 10 to noon. He's also playing at the Cedar Mill Farmers Market on Saturday, September 1. Scott plays originals and cover songs from some of your favorite bands. His rates are negotiable depending on the venue, time, and occasion. For booking information, email him at indamuzik@gmail.com.

Holistic Pet hosts charity dog wash

On Saturday, August 18 from 9-2 pm, Holistic Pet Club, a self-service dog wash and pet store, is donating their facilities for a charity dog wash with 100% of funds raised going to Oregon Spay and Neuter Foundation (oregonspayneuter.org) to support OSNF'S annual low-income spay/neuter program.

No need to hose down your pooch with a freezing cold hose or strain yourself bending over your bathtub... come get your dog washed and dried by OSNF volunteers for these special prices: \$10 for small/medium-sized dogs, \$15 large dogs, and \$5 for a nail trimming. A photographer will be on hand to

take a picture of your freshly cleaned pooch for a suggested \$5 donation. And every pet gets a free treat of doggie-ice cream! Please note that this is a cash only event.

The Oregon Spay/Neuter Fund is a non-profit, 100% volunteer organization that works to end pet overpopulation and its resulting euthanasia by removing barriers to spay/neuter for companion animals. They address the main causes that keep people from doing the right thing: cost, education, transportation, and pre-treatment requirements.

Holistic Pet is located in the Safeway center at 13567 NW Cornell Rd. For more information go to holisticpet-club.com.

Cedar Mill's financial institution

Sunset Science Park Federal Credit Union was founded in 1960 by eight local citizens, primarily to serve employees of Science Park companies. Now it invites all Cedar Mill residents to try a new kind of banking. Experienced staff can help you fulfill your financial goals and aid you in planning new goals. They offer full-service online banking at their website, sspfcu.com.

Visit them at the CMBA booth at Cedar Mill Farmers Market on August 25, or stop into the CU at 1100 NW Murray weekdays 9-5:30.

Changeover at Second Edition

It's still officially summer, but it's not too early to think about going back to school. And whether you have school-age kids, or just need to refresh your own wardrobe or décor, Second Edition has you covered.

The process they call "Changeover" begins with a storewide clearance, with everything in the store 25% off beginning Friday, August 10-12. On Monday, August 13, the discount rises to 50% off. And then, on Friday, in celebration of National Thrift Shop Day, the discount goes to 75% off. On Saturday the long awaited Bag Sale takes place. Everything you can fit into their bag is just \$7.

Then they clear the store, shampoo the carpets, and clean every inch of the empty shop to prepare for racks of fresh merchandise. Second Edition is closed the next day (Sunday) as their team of volunteers is busy resetting displays and bringing in the clothes for men, women and children, toys, school supplies, household items, jewelry, accessories, artwork, and maybe

even some furniture. They'll reopen at noon on Monday (as usual), with a fresh new look, ready to take on the new season with style.

Second Edition is the community's upscale resale shop where all profit benefits the Cedar Mill Library Association. They are located on the east end



Fill a bag and save big on Saturday, August 8

of the Library, near the corner of Cornell and Saltzman.

Village Gallery News

The featured artist for August is Elizabeth Fox. She trained as an architect and pursued a range of other interests including landscaping, permaculture, farming, teaching and bookkeeping. During the late 80's and 90's, Beth dabbled in acrylics and collage but got serious about producing artwork after becoming a member of the VGA in June 2011.

Engage in a user-friendly approach to abstract design using the medium of collage in 'Fundamentals of Abstract Collage Workshop' with Sharon Geracion Friday and Saturday August 24-25 from 10-4:30 pm. Learn fundamentals of composition with a series of design exercises exploring shape, color, texture and other elements, as well as numerous ways to start, develop and finish mixed media pieces.

You can also join the 'Traditional Watercolor Class' with Emma Achleithner on Thursdays August 3, 10, 17, 24, and 31 from 9:30-12:30 pm. Students have an opportunity to learn traditional techniques and principles of watercolor. This is an ongoing class where students are welcome to sign up for one month

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County Ordinance may affect more than future of Fire Station 68

By Virginia Bruce

Tualatin Valley Fire & Rescue (TVF&R) purchased a two-acre lot at the intersection of NW Thompson and Evergreen in 2010 so they could build a new facility for Oak Hills Station 68. The station is currently located in a former single-family home in the Bethany area. During a neighborhood meeting in October 2010, neighbors expressed concerns about how fire trucks responding to emergencies would negotiate the narrow road, especially during drop-off and pickup times at Findley School, which is just east of the proposed location.

Questions were also raised about how a full-sized fire station could meet the strict Community Development Code requirements for locating a public building within a residential neighborhood. TVFR representatives emphasized that fire stations make good neighbors.

The application for Fire Station 68 was processed through a Type III procedure with the public hearing in July 2011 and the hearings officer's decision in August 2011.

Vijay Sarathy, who lives near the proposed site, filed an appeal to the Oregon Land Use Board of Ap-

peals (LUBA), with the support of many neighbors and others in the community. Because of the appeal, work on the site was suspended last September.

LUBA could either deny the appeal, reverse the county's decision, or remand the decision back to the county to clarify the code. LUBA remanded the decision to the county in November 2011. TVF&R appealed the LUBA decision to Court of Appeals. Court of Appeals returned an "AWOP" (Affirmed Without Opinion) decision.

There were two bases for Sarathy's appeal. One deals with an assumption that the station would generate no more traffic than a new residential development on the property. Current zoning would allow 12 homes. But Sarathy said that the language of the county Community Development Code (CDC) applies to a single home on the site. LUBA agreed.

The second basis for appeal is that the CDC only allows "satellite" public facilities in residential neighborhoods. Even Fire Chief Michael Duyck has said that TVF&R no longer uses that designation for its facilities. It refers to a time

Continued on page 4

Calling all "Slopers"

Former students of Bonny Slope Elementary and their relatives and friends, and current and former Bonny Slope area residents are invited to a potluck picnic at Bonny Slope Park, just east of South Road on Thompson, from 11 am to dusk on August 11. Photos and other information will be on display, along with the Bonny Slope Story and more. Learn about the history of one of our older neighborhoods, reunite with old friends, and have a lovely afternoon in our little park. Visit the Facebook page "Bonny Slope Alumni" to connect.



Bonny Slope Elementary in 1949

Cedar Mill Park meeting August 8

Tualatin Hills Park & Recreation District hosts a neighborhood meeting at 6 pm at the Cedar Mill Library to consider proposed revisions to a master plan to redevelop Cedar Mill Park.

As part of the park redevelopment, a portion of Cedar Mill Elementary School is proposed to receive improvements. Additionally, THPRD will present play equipment concepts to generate a conversation about what style of play equipment is preferred by the neighborhood. The 11-acre park is located at 10265 NW Cornell Road.

Burgers for flowers

Bales Thriftway is hosting a fundraiser for the CMBA Flower Basket fundraising effort on Saturday, August 25, 11-4 in front of the store. Chomp your way through hamburgers, hot dogs and all the trimmings and all proceeds will go toward our delightful flower baskets. Thanks to Bales for helping raise the funds, and thanks to the CMBA for providing this downtown amenity!



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Station 68, continued from page 3 when neighborhood stations were equipped with “mini-pumpers” that fit into small residential garages. A new pole-barn garage was constructed at the current Bethany location to accommodate the full-size fire trucks which are exclusively used now.

LUBA told Washington County that its standards were ambiguous. TVF&R requested a code amendment to address the issues.

The county has responded by filing Ordinance 754 on July 6, 2012. A fact sheet issued by the county states: “Upon review of the LUBA decision and TVF&R’s request,

county staff determined that because other properties could potentially be affected by changes to the CDC public building standards, a legislative amendment process would be the most appropriate mechanism for addressing these issues. In June 2012, staff presented an issue paper and discussed several options with the Board in a work session.” (See [the county website](#) for the full text and associated documents.)

Ordinance 754 removes provisions relating to satellite buildings. It also adds new provisions designed to “ensure compatibility with neighboring uses.” The ordinance will be reviewed during public hearings before the Planning Commission and the Board of County Commissioners in August and September. See the Fact Sheet linked from the website for information on how citizens can participate in the decision-making process.

Those who have studied it are concerned that Ordinance 754 may be creating more problems than it solves. Because of the broad definition of “Public Building,” it might lead to development applications to site clinics, offices, or other facilities in new buildings or in converted residences within existing neighborhoods.

Andrew Stamp, a Land Use Planning Attorney, reviewed the proposed ordinance for Sarathy. He cites language that is too vague to protect both the compatibility with the existing neighborhood (“reasonably compatible”) and the adequacy of services—roads, sewer, etc.—available for the new development. They

fear that it will give county planners too much leeway in approving uses that will harm neighbors.

“The proposed standards give staff virtual carte blanche to approve any application they are presented with. Furthermore, if neighbors file appeals with the state, LUBA will virtually always affirm the local government’s approval when these types of standards are at issue.”

“For example, the proposed phrase “adequate area to meet the needs of the proposed use” provides virtually no enforceable standard. Obviously, if the applicant did not think the site met its needs, it would



not propose locating its public building at that location.”

This certainly would seem to dilute the meaning of residential zoning. If you buy a house in a residential neighborhood, you might reasonably expect that to mean that you won’t end up next door to an art gallery. We hope that Ordinance 754’s language is tightened up before passage to protect the quality of our lives.

If Ordinance 754 is adopted (as written or with changes), TVF&R will need to submit a new application to the county for Station 68, to comply with the new ordinance. They say that if an approval is granted, the earliest construction would begin in January, 2014 (although they have done some minor grading to the site this summer).

Few would argue that a new facility for our valued firefighters is a bad idea. It’s regrettable that TVF&R chose such a problematic location when other choices were available.

**Definition of Public Building in draft Ordinance 754: Any building held, used, or controlled exclusively for public purposes by any department or branch of government (Federal, State, county, municipal or special district) and private, nonprofit agency serving the public, including such uses as Art Gallery, Auditorium, Community Building, Governmental Services Structures, Library, and Museum*

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Our Summer Birds

by Lauretta Young

Summer is a time for birds to feast on the nectar in the flowers, the bugs and caterpillars on the plants, the worms in the ground and the abundant fish in the ponds. This past week, the family of Belted Kingfishers which visits the backyard pond in Bethany Wetlands has been a source of amusement. The adult pair has successfully raised chicks every year now for several seasons. It is so delightful to hear them do their “rattle call” which is almost like a celebration “hip-hip-hooray” when they catch a small frog or fish and fly up to a tree branch exclaiming loudly about their catch. These birds are easy to see and very easy to hear.

I have also watched with interest as the Bald Eagle, the Osprey, and



A Bald Eagle in Cedar Mill. © 2012 by Jeff Young

the Great Blue Heron pluck small fish, frogs, and occasionally snakes out of the wetlands. The Bald Eagle used to be a rather infrequent visitor but this year we see one or two almost every week hunting at the edge of the pond.

I think the winner this year for breeding success in Cedar Mill has to be the Spotted Towhee—I have never seen as many juveniles. They seem to eat the same things as the various sparrows, since I see them all busily scratching under bushes.

Birds are most active in the morning compared to other times of day. They too have rested all night and need to break their fast by getting going in the morning. Our new (indoor) kitten finds incredible delight at watching the early morning birds at our feeder. Last week we had quite the assortment—I casually counted for about an hour and it was around 45 different species – from woodpeckers to nuthatches and sparrows and wrens and Grosbeaks and the Towhees.

I know it's truly summer when the wild blackberries ripen and the California quail chicks start

to show up in the yard running through the open spaces rapidly to get back to cover. They also take “dust baths” so it's fun to see the indentations they make, even if I haven't seen them that morning—I know they've been by and I just missed them. When I do pick the blackberries I often “flush” quite the group of quail. The record of chicks I saw this year was 24!

The sounds of summer are different than those of our winter visitors. Some of our Goldfinches do leave for places further south. The Rufous Hummingbirds as well as the Green Herons and the Black Headed Grosbeaks I have so enjoyed hearing in our back yard will soon depart. They will of course be replaced with our winter birds that have spent the summer eating the abundant mosquitoes and other insects in the northern parts of Canada and Alaska.

Paying attention to what is in our yards allows us to be distracted for a few moments from the layers of our busy minds. It gives us a new perspective, it can give us joy to hear a lovely song and it makes us aware of how alive we are in this moment.

Get outside, choose to look and listen. Notice how some of the daily tensions may lessen.

Lauretta Young MD is Director of Integrative Self Care for Students Initiative at OHSU and teaches stress management in public health at PSU and takes birders from Cedar Mill and beyond on private guided birding tours. See her web site at www.portlandbirdwatching.com. Check out more photos at Jeff Young's web site at www.flickr.com/photos/youngbirders

Cedar Mill Park Concert August 16

5 Guys Named Moe, a 12-piece, horn-driven ensemble, plays for our annual concert, sponsored by THPRD. Bring your family, a lawn chair or blanket, and meet your neighbors and friends for a summer evening of fun and music.

Food and beverages are available for purchase. Along with community partners and sponsors, our Rec Mobile and the Nature Mobile will be on site to engage kids with games and activities.

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Grape Vine, continued from page 1 items you won't find written anywhere. For those, you have to come in and find out for yourself."

There's also a spacious lounge with big-screen sports, lottery games, and a well-stocked bar. Happy Hour runs from 3-7 pm daily with great prices on beer, wine, and spirits, and food items like Chef Chris' Mac-n-Cheese (\$4), Tomato & Bell Pepper Bruschetta (\$3), Grilled

Happy Hour Food Specials again at 10 pm. Have you ever had a hankering for a juicy Filet Mignon with all the sides at 1am? Now you know where to go."

The "Vineyard Room" at the back serves as a Karaoke and live-music venue, a banquet room, and a game room

for their popular Texas Holdem' tournaments on Sunday afternoons. It is available for parties and events with a very flexible catering menu. "We strive to tailor our catering to your needs," says Irene. "Because

we're not part of a chain, we can offer a lot of options and work with your budget." The room can be set up to hold up to 100 guests with either buffet or sit-down service.

In addition, the Vineyard Room



Friendly patrons enjoy Happy Hour in the lounge while Irene's daughter Amalia works as bartender

Cedar Mill News August 2012 sion) or pinball and have all the soda and chips we could stomach. It was awesome! At that age, neither of us understood the business, but it sure seemed like fun. When I got older, and began working with my father, I found out that it actually was fun."

After working away from the family business for several years, Irene had the first of her four children and decided that the family



Prawn Skewer with Sweet Cajun Cream Sauce (\$5), and your choice of freshly breaded, buffalo, or garlic herb chicken wings (\$3).

Irene adds, "We serve our entire dinner and dessert menus until 1:30 am every day, along with our

hosts classes in ballroom, salsa, swing and other dance styles. The classes are offered through PCC by the Dance With Us team. They also offer small group and "get ready for the wedding" dance classes. See the website (grapevine-portland.com) for schedule and other details.

Live bands appear on Saturdays during most of the year, but they're taking a break from the weekly live music this summer. Later this month, The Loafers will play on August 17 and Kool Breeze will be there on August 25. Irene books the bands, which are "upbeat, fun and danceable."

Irene Pavlatos grew up in the restaurant business. She recalls that her father "would bring my brother and me to the Greek Village and let us play pool (our own ver-



tavern business would offer her the flexibility that she needed. So in 1988 she came to work with her



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Chef LaMora adds the finishing touches to a grilled chicken with pasta dish.

father at the Greek Village and Flat Iron Taverns. Then in 1994 she helped her father open the Happy Greek International Deli, (now West Union Sports Pub), and the adjacent convenience store Greek Villa (now Mind Bomb Tattoo), located on 185th and West Union Rd. She says, "I learned a great deal from that experience. The "Wu," as it is known by patrons today, is a thriving business."

"This has been a long road for my family and me," she says. "If you've ever owned a restaurant—or even just owned your own business—you know what I mean. Fortunately, I have been very lucky to have my family by my side the entire time. Currently, my two younger daughters, Amalia and Angelica, work

here with me. My eldest daughter, Jessica, is helping to "hold down the fort" at the Greek Village. My son, Collin, has also helped out quite a bit here as well. I couldn't even begin to list all that my father has done for me through the past 20 months. He has been a huge supporter from day one, for which I am immensely grateful. It has taken our entire family working together to help make the Grape Vine what it is today."

She continues, "My goal is to provide the Cedar Mill community with a hub to meet their neighbors for positive and fun activities. It's an environment where families can come to enjoy a meal or celebration, a couple can enjoy some relaxed conversation or a dance class, a local company can hold an event, or someone could just get out of their house and find a friendly face to chat with or even play a board game."

Stop in at the Grape Vine any day from 3 pm to 1:30 am to see what Irene and her family have created for us. Keep them in mind for your next event – for catering and for space rental. Visit them on the web at grapevineportland.com or call 503-597-0133 for more information.

Bonny Slope school seeks library volunteers

Due to budget cuts in the Beaverton School District, Bonny Slope Elementary will have only one employee working in the school library. We are reaching out to the community because we need many volunteers to keep our library open and fully functional.

We are looking for people who are detail-oriented to help our students, parent volunteers and the library media assistant. There are lots of different things going

on in the library—there's probably something you will enjoy!

Morning and afternoon shifts will be available, between the hours of 8:30 am and 3 pm. If you can help just one hour a week, you'll be contributing to the success of our students.

For further information, email bonnyslopelibrary@gmail.com or call Laurie Bishop, Library Media Assistant, Bonny Slope Elementary at 503-672-3775.

119th Sidewalk progress

Matt Costigan, Project Manager for Washington County, says that

the contractor has completed installation of water lines from Cornell to Marshall. The contractor is currently installing retaining walls along the bordering properties, and continuing the installation of storm pipe and structures.

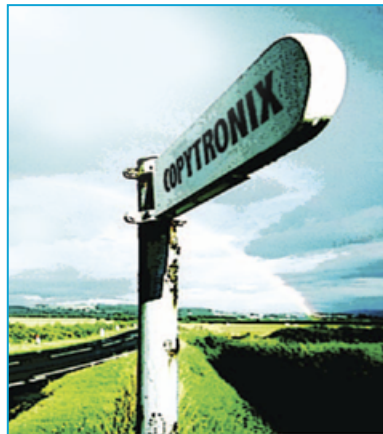
He notes that they are focusing on the area at the northern end

of the project, near Bonny Slope Elementary, to make sure that it's

completed when school starts.

The missing parts of sidewalk on the north side of Cornell from 119th to Saltzman will be completed after the 119th work is further along. Project information, schedule updates and more

is available on the [county website](http://countywebsite.com).



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Interchange, continued from page 1 within ODOT to explore placing a sidewalk on the eastern side of the interchange (along the underpass) in order to provide safer bicycle and pedestrian connections from Butner Rd. to Barnes Rd. and the adjacent shopping complex. The ODOT project team planned to build the sidewalk during the fall of 2012.

“During the discussions, however, ODOT realized the potential conflicts between the proposed sidewalk facilities and future improvements to the US-26-Cedar Hills Blvd (CHB) interchange. The eastbound (EB) off-ramp has posed ongoing operational and safety concerns for ODOT, and is the only off-ramp along the Sunset Highway corridor to be unsignalized (i.e. without a traffic light). So, instead of building the sidewalk on the eastside only for it to be a potential throw-away, ODOT partnered with the PSU team to take a broader look at the interchange area, propose different alternatives, and evaluate them using a number of criteria, including cost estimates and the output of a traffic-modeling software package called VISSIM.”

Some of the data that was used for this study was gathered in 2005-2007 by The Transpo Group, hired by J Peterkort & Co. to work on traffic issues for their proposed developments around the intersection of Barnes & CHB. The Level of Service (LOS) score for the EB off-ramp was an F, and it was assumed for this study that it hasn't improved. The LOS for the Butner/CHB intersection was a D.

Once the data had been assembled, it was run through the VISSIM software to develop analytical tables that demonstrated queue length at the various intersections at peak and average traffic volumes. Crash data from ODOT was also incorporated.

During the PM peak (heaviest traffic in the afternoon), the queue (cars backed up behind the intersection) on the EB US-26 off-ramp backs up onto the freeway, causing a safety concern. The southbound (SB) queue on CHB at the light at Butner “was calculated to extend for approximately 204 feet during PM peak hours, which extends

beyond the adjacent US-26 EB ramp intersection. This situation is worsened by the long queue that forms in the left-turn lane on SB CHB for motorists trying to turn onto EB

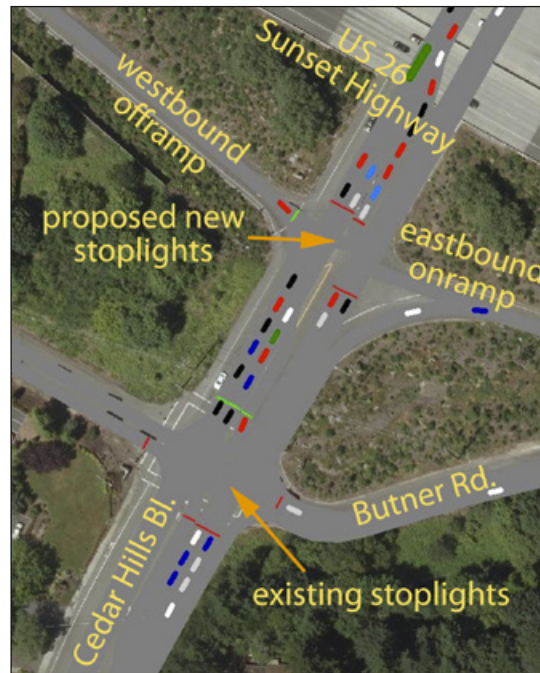
land acquisition, grading, and road building. Safety for motorists, pedestrians and cyclists was factored in, along with reduction of travel time and the overall “footprint” of the construction project. Data from the various alternatives was input into the software so that all the factors could be analyzed.

The preferred alternative suggests a second SB left turn lane on CHB to US-26 EB, adds a traffic signal that would control that turn lane and the US-26 EB off-ramp, and creates a longer protected “slip lane” on NB CHB south of the US-26 EB off-ramp. It includes the east side sidewalk under the freeway, bike lanes, and will undoubtedly require pedestrian “refuges” at points where people need to cross turn lanes.

The conclusion of the project report says, “The engagement of stakeholders on the development of this report has led to discussions between the city, county, ODOT, and J. Peterkort and Company. Future development of the land parcels by the Peterkort family will require improvements to the US-26-Cedar Hills interchange.”

After studying the report, ODOT commented that, “Representatives from the J Peterkort & Co. have expressed interest with keeping the momentum moving. They've requested and ODOT has provided as-built drawings, and they are exploring how they may be able to participate. They are exploring partnership opportunities with the public agencies involved to determine whether an improvement can be implemented sooner than later.”

Don Odermott, Transpo Group, says, “The Peterkort development team was appreciative of ODOT's offer to include their input in the mentoring of the PSU student team, and was very pleased with the selection by the PSU students and ODOT of the Cedar Hills Blvd intersection with US-26 eastbound as their choice for the student engineering team's efforts. The Peterkorts have long been aware of the safety and capacity challenges at this intersection, and have spent quite a bit of time and effort evaluating potential improvements for the intersection.”



US-26. EB US-26 motorists waiting to turn north onto CHB have long wait times and grow impatient, which encourages unsafe driving. A common example, illustrated in the adjacent image, occurs when the motorist turns into the SB travel lanes in order to get around the SB CHB left-turn stack.”

Once the initial analysis was complete, the group held a series of meetings that involved both stakeholders and the public. During a design charrette (workshop) in May, the PSU team was able to involve engineers from ODOT, Washington County, City of Beaverton, and Transpo Group, who spent two hours developing seven different alternatives. These ranged from “do nothing” to a Single Point Urban Interchange which would combine everything in a massive project. Common improvements in all the alternatives included a sidewalk along the east side of CHB at the underpass, the target of the original project scope.

Another design charrette was held at the CPO 1 meeting at Leedy Grange Hall on June 5. This charrette provided an opportunity for the general public to study the alternatives developed in the May session and give feedback.

From this input and further analysis, a preferred alternative was chosen. Project cost was a major consideration, including the cost of

"As a former PSU engineering graduate, it was very rewarding for me personally to give back in a small way to mentor future engineers coming out of my alma mater. The independent review of this challenging intersection, with the proximity of the adjacent signalized intersection with Butner Road, was very rewarding given the time donated by engineers from ODOT, the City of Beaverton, Washington County, Kittelson and Associates, and the Peterkort's consultant team. The Peterkort team was pleased that the result of this independent assessment of alternatives and public outreach affirmed the design solution recommended by the Peterkort's engineering team developed over past years of work in this critical transportation corridor."

* Ian Trout explains: "At PSU, all undergraduate seniors must do a cap-

stone project, which is a six-month community-based project. The whole point of the capstone is to give back to the community and to show what PSU students are doing. As a normal undergraduate student, you would get to choose something from a long list of projects. As a civil engineering student, Professor Tom Szymoniak gave us a list of ten projects and told us to choose our top three. He then assigned us to teams of five people with our top three choices as preferences. The Cedar Hills project was my number one choice."

Jonathan Hangartner, Kaylin McDaniel, Colby Riddle, and Jim Guenther were my team members. Jim Guenther was the only graduate student in our group and was studying for a Masters in geotechnical engineering. Kaylin and Jonathan both got their undergraduate degrees this past June.

What's Happening, continued from page 1

JQA Young House

The long-awaited boardwalk trail that will lead past Cedar Mill Falls and connect with the JQA Young House lot will begin construction this month. Polygon, the developer of the Timberland complex, is constructing this community amenity as part of their agreement with the Tualatin Hills Park and Recreation District. They



chose to donate park land and facilities and build the trail instead of paying the park district System Development Charges that would have resulted from their projects.

Architect Brian Jackson, who was hired by THPRD to study the needed foundation work on the house, submitted a "Construction Phasing Analysis" to the district in late June. This document outlines important cost impacts of the proposed foundation work. Discussions among the Friends of JQA Young House group and the district will take place over the next few months as we consider the best way to move forward with the renova-

tion of the house and grounds.

County-owned lots in Cedar Mill

When the county made its 2009 improvements to the intersection of Cornell and Murray, it purchased the lot at the southeast corner. The land was contaminated with chemicals that had leaked from the dry-cleaning establishment and Oregon Department of Environmental Quality (DEQ) has been monitoring the cleanup. Teresa Wilson,

Real Property Management Specialist with the county, says it is "still undergoing remediation with DEQ oversight and will continue for another nine months or so." Once it is cleared, it will first be offered for sale to local jurisdictions for public use, and if none is sought, it will be auctioned for commercial development.

She also notes that, "The project at Saltzman and Lovejoy (which the county purchased during the Saltzman widening project) is now complete and the property is now surplus. However, we are still waiting for the market to improve a little more before offering any of our surplus LUT properties for sale." That 0.14-acre corner lot is zoned R-5 so it will probably be sold for a single-family residence.

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or more. You can start any month. The Gallery is open Tuesday-Saturday from 10 to 4; Sunday noon-4 and closed on Mondays. The gallery is next to the Cedar Mill Library at 12505 NW Cornell Rd.; Portland, OR. 97229. Call 503-644-8001 or stop by to register for classes.

Comprehensive grooming services

Sunset Animal Clinic, located in the Oak Hills shopping center, is happy to introduce their new pet groomer, Lyssa. She will provide grooming for both cats and dogs, and will work with special need, senior, and hard-to-handle pets. Current vaccinations are required

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on all pets that come to their clinic for grooming. As part of its grooming services, the Clinic offers coat clipping (if requested), bath, brush out, nail clipping, ear cleaning, and external expression of the anal glands. If you elect to add the Spaw package, Lyssa will use a special shampoo, hair coat conditioner, and will brush your pet's teeth.

It is important to maintain some general grooming at home. Some breeds require more grooming maintenance than others. Pugs, bulldogs, or other flat-faced breeds require the facial folds to be cleaned regularly, in some cases daily. The flat-faced cat breeds, such as Persians, require this maintenance as well. Long-hair pets require regular brushing to avoid matting.

The Clinic is offering a 10% discount on first-time grooming services with Lyssa. Contact them at 503-690-8249 for an appointment or go to sunsetanimal.com.

Virtue of the Month: Grace

"Grace is our connection to the Divine, a sense that we are loved and provided for in all circumstances. It is opening ourselves to bounty. Grace inspires us to give unconditional love to others. When we are gracious and elegant, others are drawn to our company.

"The Practice of Grace: I trust Grace to carry me through times of trouble. I am open to abundance. I bless others with my tenderness. I am gracious in my attitudes and actions. I am willing to forgive. I think, move, and speak with gentleness and courtesy. Affirmation: I am thankful for the gift of Grace. It sustains my life."

From Virtues Reflection Cards by Linda Kavelin Popov. virtuesconnectionportland.com

Prince of Peace Kindergarten

Prince of Peace Lutheran School offers both half- and full-day programs for kindergarten-age children at their school, located at the corner of Cornell and 143rd (14175 NW Cornell Road). A teacher-to-student ratio of 1:18 ensures plenty of attention from the highly-educated teachers, all of whom possess either associate, bachelor's, or master's degrees. Specialized teachers in music (offering a study of classical composers and basic music skills) and art literacy (including the study

of seven artists and exposure to their work and various mediums) plus Spanish classes three times per week offer enriching experiences. Spiritual guidance is provided by Chapel time and a strong Christian curriculum. Positive behavior supports are used to promote social and emotional development.

Facilities include a full-size gym and outdoor playgrounds for PE activities. Physics for Fives and teacher-generated units for science and social studies round out the curriculum. For more information please contact School Director Lenetta J.Colbert at 503-645-1211.

Free waxing

This January, local resident Debbie Maymi opened European Wax Center at 3270 SW Cedar Hills Blvd. They offer all first-time guests a free service to get acquainted. Women can receive an eyebrow, underarm or bikini-line wax; men can receive a nose, ear or eyebrow wax. For more information call 503-574-4578.

Back After Baby

Dr. Stafford is back to work this month after two wonderful months off with her new baby boy! She and her husband Nicholas welcomed Ender Peterka Stafford into the world on June 1 at Emanuel Legacy. Perhaps you saw her out and about during the summer stroller-walking the city. As a reminder, August is a great month to bring your children in for a back-to-school dental check-up. World Of Smiles is back to being open five days per week. See their website at visitworldofsmiles.com for more details.

Congratulations Claudia!

Claudia Reinsch, director of Westside Music School, was awarded the Joy Carden Vanguard Award at a recent Keyboard Ensemble & Technology Seminar (KETS) for high-tech piano teachers at the University of Central Oklahoma. The award was instigated five years ago in honor of Joy Carden, an innovator and thought leader in the area of technology in music education.

Claudia was chosen by Joy for her superior teaching ability, her extraordinary musicianship, and her pursuit of excellence in the field of incorporating music with technology. Claudia has attended KETS for ten years. KETS is cosponsored by the Yamaha Corporation of America, Ogilvy Music, and the University of Central Oklahoma.

In addition, Westside Music School has been selected for the 2012 Best of Portland Award in the Instrumental Music Instruction category by the Portland Award Program, which recognizes companies for their exceptional marketing success in their local community and business category.

Back-to-school advice from Kumon

After months away from school and homework, it's time for parents to help their child prepare for class. A successful school year, according to Ms. Kalla Anand, MS, Director, Kumon Math & Reading Center of Hillsboro/Cedar Mill, can depend on how smoothly a child transitions from vacation. Ms. Anand suggests the following tips for a successful route back-to-school.

Focus on the Positives. Talk to your children about their summer accomplishments and recognize the skills they used to be successful, such as perseverance, time-management, responsibility and independence, which are the same skills that will help them succeed in school.

Ask your child to write a short story including exciting highlights from their summer experiences. This will give your child practice writing before their first day back in the classroom, and it is also a nice way to reminisce about quality time spent together.

Give your child genuine and frequent praise. Praise your child's progress, not perfection. Let them know that you believe in them, you think they are special and you have

confidence in them. Let your child know that you recognize and value their efforts not just their final accomplishments.

Kumon Math & Reading Center of Cedar Mill is located at 13619 NW Cornell Rd, in the Safeway Mall, across from Sunset High School. Please call 503-446-9091 if you would like to attend their free Educational Seminars / Parent Orientation or get a Skills Assessment for your child.

Impact Sign adds space for vehicle wraps

Sandi Proctor, CMBA Membership Chair and owner of Impact Sign Co., says, "We have doubled in size again, this time to make room for all the vehicles that we know need to have your information on them. Before we could only do two at a time but now we can handle up to eight cars, trucks, trailers and boats. What is our total size now? Over 8000 square feet of vehicle wraps and sign production goodness."

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She invites you to visit their website at www.impactsign.com for examples of their work, or stop in at 23602 NW Clara Lane, Hillsboro. Call 503-439-8347 for more information.



Sometime during the weekend of July 28, a vehicle travelling at a high rate of speed lost control and went off the road, not only going through the fence on Saltzman but ending up in the back yard of a house on 129th Place.

No alcohol or drugs were involved, but because of the excessive speed, the 18-year-old driver was charged with reckless driving, reckless endangering, assault III (for injuries to one of his passengers) and criminal mischief II (for damage to the fence). The passenger was not seriously injured. No one else was injured. A deputy spoke with the homeowner and gave him the insurance and contact information for the driver.

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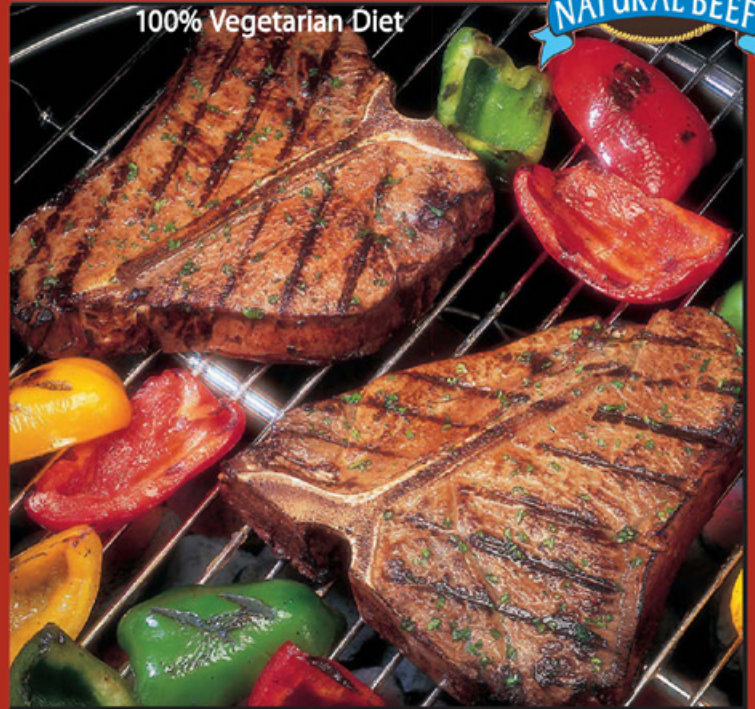
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