



Cedar Mill News

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September 2012

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Featured Business

The Hoffman Academy of Music

by Virginia Bruce

The Hoffman Academy of Music, in the Saltzman Village (triangle) Center, may look like a new business in Cedar Mill, but it's actually been around for several years. Joseph Hoffman and his family moved to our area about five years ago, and he began teaching music to children from his living room.

Before long they found a couple of small Bonny Slope "starter houses" near each other, and the family moved into one, and the other became the first Academy. Now they have a great new location with six private studios and a group music room. Hoffman says, "During that first year, when it was just me in my living room, my wife would sometimes laugh a little when I would call what I do an "academy," but I always knew that I wanted it to grow into something like what it is today. Now, we both look back with

methods that have been developed to teach music to children.

After receiving his Master's Degree in Music in 2005, Mr. Hoffman was appointed to the music faculty of BYU where he taught Music Theory and conducted the University Chorale. In May 2007, Mr. Hoffman left his studio of over 40 students in Provo, Utah to make a new home for his family (consisting of wife Kelly and sons Isaac and Eli) in Portland. "We had taken a road trip to the Oregon coast through Portland, and when it came time to leave Utah, we recalled that it had everything we wanted. My wife grew up on the east coast and she wanted to be near an ocean. We both wanted somewhere with a lively cultural scene, and where we could enjoy outdoor activities."

The main focus at the Hoffman Academy is to make sure that every student gets the most possible out of his or her music education.

If a student really wants to get serious and devote their energy to it, the school will be there to meet their needs. If a child just wants to have some fun with music, the school will let them explore the types of music they are interested in.

He says, "We expect that most of our students are not going to become professional musicians, but we want to teach in such a way that whatever they choose to do for a career, they will have a fine talent for music that can bring

them fulfillment and enjoyment for a lifetime. Our goal is to provide the quality of teaching necessary that a student could go on professionally if they choose."

Hoffman attributes his success to his innovative approach to music-teaching methods. "Basically, I tried to take the best, most effective tools from any method I could learn about and combine them into one integrated program. The results have been wonderful!"

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Land-Use Board sends Peterkort plans back to Beaverton

By Virginia Bruce

The long saga of planning for the development of the Peterkort property in Cedar Mill continues, as the Land Use Board of Appeals (LUBA) issued a fairly narrow ruling last month regarding Beaverton's new zoning for the properties they annexed in 2011. Neighbors who had failed to influence the Beaverton City Council to modify their newly-applied zones to the property filed a petition with LUBA in February, and after the long process of consideration, the ruling was handed down in August 2012.

LUBA remanded (sent back for changes) certain portions of Beaverton's zoning ordinances. The city expects to deal with what they regard as "housekeeping" changes to the ordinance in the coming months. A statement from Jordan

Ramis PC, the respondents' (ie, Beaverton and Peterkorts) attorneys, says, "The remand sets us back a few months, but the good news is that the issues identified by LUBA are merely procedural and don't involve changing any of the City's policy decisions about what to allow in the SC-S zone or where to apply the SC-S zone."

Beaverton Planning Division Manager Steven Sparks says no further changes are anticipated: "The only changes, if any, will be in response to the LUBA decision."

The petitioners construe the decision differently, pointing out that LUBA emphasizes that having buildings that combine housing and commercial uses is a signal requirement of the county's designations and is absent from the city's SC-S*.

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Rocky road to a smooth trail

by Virginia Bruce

The process to develop The Bluffs Park into something useful for surrounding neighborhoods has been anything but smooth. The park comprises 5.25 acres in three separate areas from the base to the summit of the "bluffs" that run from Saltzman to 119th. It is a strung-out collection of parcels that were left over when surrounding homes were built. It was acquired by Tualatin Hills Park & Recreation District and remained largely unused except by residents of The Hideaway condominiums until the District approved a phased Master Plan in 2003 to develop the property.

In 2004 the district held meetings to discuss Phase I with neighbors. Condo residents were understandably concerned with loss of privacy, but because it's some of the only THPRD property in the neighborhood, plans to develop the park went ahead. Construction began in August and the project was completed that fall, installing play equipment and building a gravel trail with stairs that provided access from Haskell Court, through

a woods, to the play area and lawn.

Access to the play area wasn't practical for residents who lived nearby to the north until the property at the west end of Blackhawk Drive was developed and a connection was made a condition of development. Some condo residents had installed amenities on the strip



of park property leading between there and the playground area. Finally in Spring 2009 the district installed a wood-chip trail linking the neighbors to the north.

In June 2009, THPRD announced that they would build an additional segment of the temporary trail through the overgrown central area to connect with South Road at the summit of the "bluff."

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a lot of satisfaction at where we've come from and where we are now."

Joseph Hoffman started life with a love for music, taking his first piano lessons at age six. He grew up in Texas, and then went to Brigham Young University to study conducting. But an elective or two set him on a different path. "I took classes in child development and education, and discovered that I was fascinated with how kids learn. I found it so rewarding to help kids learn these really complex and intricate skills." He began to study the different

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

CMBA September program

Thinking about growing your business? Wondering what it will take to stay profitable now and in the years ahead? Whether you're pursuing new markets or improving operational efficiencies, sustaining growth is fundamental to success. Join the CMBA at its September 11 meeting to hear from Jon-Michael, a Business Advisor at the PCC Oregon Small Business Development Center (SBDC).

Their aim is to provide educational services for small business owners and aspiring entrepreneurs. His position allows him to contribute to the Washington County business community. Before this Jon-Michael spent nearly five years working for the Hillsboro Chamber of Commerce, helping small businesses start and grow, most recently as Vice President of Business Development. Visit bizcenter.org for information and resources.

The Cedar Mill Business Association meets on the second Tuesday of each month, 11:45-1 pm at the Cedar Mill Bible Church chapel. Non-members are welcome to attend a couple of meetings for free. Visit cedarmillbiz.com for more information.

CMBA flower basket fundraising

Downtown Enhancements committee member Dean Shade says, "Huge thanks to Bales Thriftway for their donation of food and facilities for our bbq fundraiser on August 25. Donations from the benefit totaled \$432 plus an additional \$200 from Piggyback Plus."

Donations ranging from \$25-

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\$2400 have been received from these area businesses, bringing the total received to over \$7000: Kumon, Sunset Athletic Club, Dean Shade Law, Impact Sign, Robert Gill Appraiser, Cedar Mill Bible Church, Cedar Mill Community Library, Randall Freed Dental, Pet Barn, The UPS Store, Bales/Findley Property Management, Beighley Landscape Design, and Santosha Yoga.

Projected costs for the baskets and their maintenance is just under \$8000, so if you'd like to contribute, download the donation form at cedarmillbiz.com/images/stories/2012-flower-letter.pdf.

End-of-Summer bounty at Farmers Market

Just because school has started, summer isn't over at the Market! Local farmers are harvesting bushels of goodness including peaches, TOMATOES!!, both winter & summer squash, and keepers like onions and potatoes to use now or stash in a cool place for later in the year. Salad fixings include greens and cukes to go along with those TOMATOES!

The Market is sponsored by THPRD and takes place every Saturday, 8 am-1:30, in the parking lot in front of the Safeway shopping center west of Murray on Cornell.

Free Yoga Practice

During the week of September 4, Sunset Yoga will offer the following classes free to new students.

Gentle Yoga—September 4 (12:30), 6 (11:30), 9 (noon).

Level 1—September 5 (noon and 5:45), 6 (9:30), 8 (9:15), 10 (9:30 and 7:30 pm).

Backcare—September 8 (8:30 am).

Sunset Yoga Center is happy to welcome back teacher Julie Burtis. Julie is now a physical therapist and will be teaching a new class called "Foundations of Core Stability."

In this class, students will learn to integrate efficient breathing with a

progressive program to strengthen the hips, back, and abdominal muscles. Class size will be limited in order to address individual needs. This class is designed to be beneficial for students of all levels, including participants in the back care and gentle classes. Students are required to purchase an exercise ball for both class use and home practice.

Classes will be offered Thursday evenings at 7:30 and Friday at noon. The first week of classes will be the week of September 4 and the course will run for eight weeks. Preregistration is necessary. Visit sunsetyoga.com for more information.

New staff at Westside Music

Westside Music School is excited to welcome new teacher Collette Fallon, who joins the highly qualified, experienced and talented teaching staff offering group piano, early childhood music classes, guitar, violin, and voice lessons.

They welcome Michelle Steed and Mary Pittman to our front desk staff, to assist our customers, students, parents, and staff.

Westside Music School is located at 1800 NW 167th Place, Suite 110, just south of Cornell west of Highway 26. Visit their website at WestsideMusicSchool.org/ for class schedules and more information.

New owners at yogurt and gelato shop

It's a family affair at Pip's Frozen Yogurt and Gelato shop in the west end of the Safeway shopping center. Patrick Kervin will be managing the shop, with the help of his mother, Karen, who is handling the marketing, and his father Tom who is helping out with operations.

Eventually, they are planning to add another frozen yogurt machine to expand their offerings. They have already added an ice cream freezer for quicker take-out orders. They also plan to update the interior, working with a designer for a fresh look.

New hours are 11 am to 10 pm daily, plus extended hours after all Sunset High home football games.

Stop in and meet this friendly family and get some outstanding YoCream Frozen Yogurt with great toppings, Gelato Classico gelato, along with excellent coffee drinks using Longbottom's locally roasted beans. Learn more at pipsfrozenyogurt.com and find them on Facebook.

Tazza Café now serving sushi!

Our neighborhood coffee stop and café, tucked away at the small center at Saltzman and Thompson, is now serving fresh-made sushi for late lunch or dinner (3 pm to close). Varieties include Veggie Roll (Futomaki), California Roll, Cucumber Roll (Kappa), and Tofu Rice Pockets (Inari).

Owner Saeed Rad invites you to order ahead online at their website, tazzacafeonline.com, or call 503-533-9099 so your food is ready for pickup for a quick dinner option. Or bring the family to this kid-friendly location at 4062 NW Saltzman.

Record-breaking day at Second Edition

It was a record-setting day on Monday, August 20, when Second Edition wrapped up the first day of sales after the shop was completely emptied and then filled to the brim with a fresh selection of fall clothes, shoes, jewelry and accessories, toys, furniture and household items.

Before noon, customers were anxiously lined up at the door and peering in the windows for a sneak peek. They'd made it a point to be at Second Edition when the doors opened at noon to get the first crack at the fall merchandise in the shop.

The daily total was \$3,387 which surpasses all daily sales records. Second Edition is the community's upscale resale shop—all proceeds benefit the Cedar Mill Library Association. The store is located on the east end of the library, near the corner of Cornell and Saltzman.

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Continued on page 8



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Senator Merkley visits Cedar Mill



We crossed to Leedy Grange Hall, noting the spotlight that was built with such great community support. The Senator got a better understanding of Cedar Mill's history by viewing some of the historic photos in the Hall, and then we stopped in at Bales Thriftway where Store Manager Vince Lucibello greeted the party.

We walked over to the Bales/Findley Property Management office where Ken Findley, although he was unable to be present, had laid out drawings showing some of their development plans for the area. We finished up at the

12923 Cornell building with a quick visit to Sunset Yoga upstairs, where Nina Pileggi and one of her instructors talked about their business, and then we gathered downstairs at Pars Market and sampled house-made hummus with pita chips.

The Senator is on the Banking, Housing and Urban Affairs Committee and takes a great interest in small businesses in Oregon's communities. It was a real privilege to help organize this visit and give the Senator a little insight into our issues. *vb*

As part of his tour of Main Streets in Oregon, US Senator Jeff Merkley visited part of our Town Center on Tuesday, August 28. The Senator arrived at the Cedar Mill Community Library with an entourage of aides, and he spoke with Library Director Peter Leonard and some of his senior staff. Tour participants included our County Commissioner, Greg Malinowski, CPO 1 Chair Bruce Bartlett, CMBA Secretary Rosalea Peters, Dan Schauer, CPO Coordinator, and yours truly.

Cedar Mill Garden Club News

The Cedar Mill Garden Club is an active organization with field trips and several club projects. Proceeds from their plant sales and events go toward scholarships, botanical gardens, the Historic John Quincy Adams Young House and community projects in and around Cedar Mill.

Wednesday September 19, CMGC will kick off the year with a talk and slide presentation by Seabright Gardens, a premier Oregon Hosta nursery and seller of other fine shade plants such as ferns and Epimediums. The group meets at the Beaverton Community Center, 12350 SW 5th (5th & Hall, conveniently located across from the Beaverton City Library) at 11:30 am for brief business, horticulture, question and answer and bird discussions. The program begins at 1 pm after refreshments and social time. All interested gardeners are welcome. For more information, contact Cedar Mill Garden Club President Barb Cushman at 503-649-7741 or barbswhimseys@yahoo.com.

Bethany Boulevard "Meet the Contractor" September 27

Washington County invites interested residents to attend a "Meet the Contractor" open house for the upcoming NW Bethany Boulevard improvement project on Thursday September 27 from 5-7:30 pm at the Sunset Presbyterian Church on 14986 NW Cornell Road.

This project will make safety and traffic capacity improvements for all modes of transportation. Construction is scheduled to begin in October 2012 with completion anticipated to occur by June 2014. The open house will provide an opportunity for the public to meet the selected contractor and to learn more about the construction schedule. In addition to the contractor, staff from the County, design engineers WH Pacific and Parsons Brinckerhoff will be available to answer questions. For more information, contact Senior Project Manager Matthew Costigan at 503-846-7800 or by email at matthew_costigan@co.washington.or.us.



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Library News and Events

Ramblin' Man: The Life, Times, & Songs of Woody Guthrie at 100:

On Friday, September 14, at 7 pm, the Cedar Mill Library will host a free performance by north-west folk singing duo, The Wanderers, in honor of the centennial of Woody Guthrie's birth. Bill Murlin and



Carl Allen, The Wanderers, have performed together for 50 years! thewanderersfolk.com

Improve your Computer Skills

We are continuing our computer and photography classes this fall. If you are a beginner when it comes to technology, join us! Fall classes include Computer Comfort, Internet, Email, Word Processing Skills and Exploring Excel as well as Digital Photography and Digital Editing with Picasa. NEW Classes: Digital Photo Sharing, Intro to Your iPad, Teen Computer Programming. Please visit the library or our computer class web page for class descriptions. Free, registration required. Stop by or call 503-644-0043 ext. 114.

Volunteer at CMCL

With summer ending, the wonderful summer volunteers are leaving the Cedar Mill Community Library, Bethany Branch and Second Edition Resale Shop to return to school and jobs, leaving volunteer openings for all sorts of positions. We have openings in book shelving, media specialists (DVD, CD, Books on CD), Off Loaders (getting newly returned materials onto the right carts prior to shelving) in the libraries. In the Second Edition Resale Shop, a permanent fundraiser for the two libraries, we have openings for Cashiers and Sales Associates.

All volunteers need to be at least 15 or in 9th grade. Media Specialists and Sales Associates need to make a commitment for two-three hours shifts weekly for at least three months; all others positions require a six-month commitment.

Applications can be found in all three locations or on our website at cedarmill.org/library. Contact Kevin Kelley at 503-644-0043 ext 111 or kevinke@wccls.org for information.

The Welcome

The Cedar Mill Library Film Club will show the documentary, "The Welcome," on Wednesday, September 26, 6:30 pm. "The Welcome" offers a fiercely intimate view of life after war: the fear, anger, and isolation of post-traumatic stress that affects vets and family members alike.

If you are a combat veteran or are living directly with PTSD in your life, we strongly suggest that you watch the film with a person or people that you know and trust. This is an emotional film and it is possible that

you could be triggered by the intensity of the stories and poems in this movie. This is a very positive film but, like most things of great value, this does not come easily. We simply ask that you take care of yourself and ask for the help and support that you need and deserve.

Films are free, open to the public and recommended for ages 18+. Coffee, tea and popcorn are provided and a lively discussion follows each film.

TriMet Changes Schedules, fares

After Tuesday, September 4, TriMet Line 50-Cedar Mill will operate on a reduced schedule. Line 50 buses will run about every 50 minutes instead of every 30 minutes. The first three trips on the evening loop from Sunset Transit Center (3:06, 3:45 and 4:15) will be discontinued. Line 50 was one of eight bus lines that had trips eliminated due to low ridership.

Also, after Saturday, September 1, TriMet has raised most fares and eliminated all fare zones, including the Free Rail Zone. This change means a valid fare will be required to ride MAX Light Rail in Downtown Portland and the Lloyd District.

TriMet is also moving to a simpler fare system with one fare for each rider category. TriMet decided on the service changes during its Fiscal Year 2013 budget process. The agency faced a \$12 million shortfall stemming from the slow economic recovery, potential cuts in federal operating funds and union contract issues. In addition to the Line 50 schedule changes, 30 other bus lines face changes. Learn more at trimet.org/servicechange or by contacting TriMet Public Information Officer Roberta Altstadt at AltstadR@trimet.org or 503-962-5669.

Bluffs Park, continued from page 1
 With a short on-street segment, the new trail finally offered a safe way for kids to walk to Bonny Slope School from the Ironwood neighborhood and surrounding Bonny Slope areas.

But the steep and narrow path, with no drainage for winter rains, was not a long-term solution. Money from the 2008 Bond Measure had been earmarked to implement Phase II of the Master Plan, creating a permanent, hard-surface trail that would have a gentle-enough slope that people pushing strollers and bicycles could utilize it. The project would also pave the western connection to the playground area.

Again, the neighborhood meetings were contentious, with the new neighbors at the west end of Blackhawk concerned about the cost, the removal of vegetation, and loss of privacy. The district along with design consultants The Saunders Group modified the design, removing a planned landing at the top, and narrowing the trail from 6' to 5'. Resulting savings will be applied to planting more-mature trees to screen adjacent neighbors.

Vegetation in that middle section included few trees and mostly invasive species—blackberries, Yellow archangel, hazel and hawthorn,



and chokecherries and Oregon ash which are considered low-value, though native species, and only a couple of more-mature firs and cedars. To achieve the switchback configuration for the final trail, contractors Paul Brothers, who have built several THPRD projects, needed to clear most of that vegetation before beginning the grading. Unfortunately, the district didn't make that plan clear to residents, and howls went up when the "clear-cutting" began.

District spokesman Bob Wayt says, "Certainly vegetation was removed from a wide swath along the trail alignment, but small clumps of trees were preserved within the trail

corridor. The focus of the neighborhood meeting was on the type of trail to be built, not the construction process, so there was not a detailed discussion of how much vegetation would be removed."

Once the trail is constructed, with a gravel-based asphalt surface and catch basins leading to a filtering bioswale that will contain runoff, a landscape plan will be implemented including jute matting to hold the soil until plants mature. The district has a lot of experience with the creation and maintenance of native landscaping, as evidenced in Jackie Husen Park and many other properties. In a couple of years, the segment will begin to resemble a much more high-quality natural area than it ever was previous to this project.

Lack of suitable land

Why the district is intent on spending money to develop facilities in these remnant patches of park land is another question. The Bluffs Park trail will afford access to a few neighbors, and may improve the way to school for some students. It's unfortunate that THPRD didn't buy much land in our area when it was affordable. We hope they can find more suitable parcels in the near future that will help alleviate the scarcity of sports fields that is causing the redevelopment of Cedar Mill Park.

THPRD Director of Planning Hal Bergsma says, "Generally, about one-third of bond funds are allocated for land acquisition throughout the District, with the

remainder for capital projects and a small percentage for administration.

"Funding was identified in the bond measure to develop or redevelop the following existing park sites in the NE quadrant: Cedar Mill Neighborhood Park, Roger Tilbury Neighborhood Park [a primarily steep and wooded natural area] and Cedar Hills Community Park.

"After bond funds for land acquisition are spent we may be able to use System Development Charges revenues and grant funds to acquire land in the area. However, there are a limited number of sites in the area suitable for park development, and we only want to deal with willing sellers."

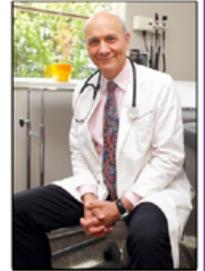
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Hoffman, continued from page 1
Parents often comment about how they're impressed that a program that is so child-friendly in its teaching methods can also be so rigorous and produce such fast progress."

Another method that the school uses that's a little different from most is their approach to playing as a group. During each term, the students, whether they're in Private, Partner, or Team lessons, attend "Come Together" sessions where they all play together in a large room with many pianos. The purpose is to instill confidence.

Hoffman explains, "We believe that every child deserves the opportunity to learn to be comfortable performing in front of peers. I know so many adults who would like to play, but they are terrified of performing in public. Perhaps they had a negative performance experience in childhood. Our students perform with confidence, poise, and don't struggle too much with nerves because they get regular performance opportunities. Every six lessons, they get a group class where they perform for a small group of peers and receive additional training in music theory and

also get a chance to play a new song in an ensemble setting. Ensemble playing is a skill that sometimes gets overlooked in private lessons, but a very important skill in the world of music."

In addition to Mr. Hoffman, there are nine other teachers who work at the Academy. He explains that for most people, music teaching can't be a full-time occupation because it's usually done in the after-school hours, so teachers need to work in several places and at other jobs to make ends meet.

Most of his teachers also perform, some of them together. Hoffman says, "Some play in rock groups around Portland, some give classical concerts. Anne Denis went to France this summer, to study piano for three weeks with a world-renowned piano teacher and expert on the music of Ravel and Debussy."

They bring a range of musical interests and styles so that the Academy can match a child's interest to a teacher who can work with them. Jazz, pop and rock are commonly



Hoffman illustrates his points with a quick riff on the piano in his office

taught along with various classical styles. They have teachers who specialize in piano, guitar, voice, and Pre-K music.

Most of their students enroll in private lessons. For beginners, there are group lessons—Piano Teams—or Partner Lessons where two students work with one teacher for the



Student rehearses "Come as You Are" by Nirvana at a guitar summer camp

session. Private lessons are best for the student who is "ready and eager to advance his or her skills on the piano at a more focused and rapid pace."

They also offer the flexibility of Coaching Sessions for students whose schedules make it difficult to attend weekly classes. Hoffman mentioned one piano student who was also playing

football, and used the Coaching option to take lessons at various times to fit around his practice and game schedule. Evaluation Lessons allow beginning students to "try out" a teacher, and also for a teacher to get a sense of the student's level and interests.

Several summer programs have just finished, including Kung Fu Piano, "a summer camp which is fun, interactive, and designed to get kids excited about piano, while teaching them several new songs to play, and

while learning about reading notes and rhythms," Hoffman notes. "We also had a new summer camp this year called Piano Band Camp where we taught more-experienced students how to play popular songs of today. On the last day, one of our teachers who plays drums came in with his drum set and we rocked out together!"

They have students ranging in age from pre-school to high school, and a handful of adults. They want to expand their adult program, so don't be shy if now is the right time for you to finally get into, or back to, your musical education! They will be happy to find a teacher and a schedule that will work.

There are several performance opportunities for all students throughout the year, including recitals that are open to the public, and visits to senior centers and other locations where the young musicians receive appreciation for their efforts. In the spring, they have a Composers' Showcase where students can play their own compositions. They hold a Holiday Benefit Concert just before Christmas where their teachers perform. We'll be sure to announce that in the News.

This past year the Academy had two students chosen as the winner in their division at local piano festival competitions—Classical Festival and Romantic Festival—hosted by

all communication and manages our website and registration system. She also helps make sure our procedures and policies run smoothly. Dalaine does billing, registration, and scheduling, and answers phones and greets visitors. Both are part-time jobs, but very important!"

The new facility, which just opened in August, is working out great. Each studio is painted with saturated and interesting colors with modern art prints on the walls. Each has a full complement of teaching materials along with a piano or a high-quality electronic keyboard. It doesn't have the feel of a childish space, rather one that respects and elevates the students' appreciation of art and their musical endeavors.

They joined the Cedar Mill Business Association a couple of years ago, and appreciate the community outreach opportunities such as the Farmers' Market and Park Concert booths. They advertise in Metro Parent, send out flyers to local schools, and use their Facebook page and website for marketing.

In addition to thorough information on class offerings, costs, and schedules, the website has suggestions for additional student resources, and a growing collection of video presentations.

This fall they anticipate having over 200 students enrolled. Registration is still open for the fall term, and they're willing to work with late registrants to help them catch up. They invite anyone interested in

learning more about their programs to an Open House on Friday, September 14, 10 am-2 pm at the Academy, 12660 NW Cornell Road. They are in the north end of the building between the portrait studio and the resale shop. Call 503-336-3121 or visit the website HoffmanAcademy.com for more information.



Anne Denis works with a piano student



Rehearsing "Wavin' Flag" at Piano Band Camp

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Jennifer Epstein is the Business Manager, and Dalaine Bowen is the Office Manager. Hoffman explains, "I like to focus mostly on the teaching side of things, preparing curriculum, training teachers, teaching students. Jennifer handles



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The UPS Store is located at 10940 SW Barnes Rd and has convenient hours: M-F 9 am-7 pm and 9 am-5 pm Saturday. For additional information, visit www.theupsstorelocal.com/3379 or call 503-646-9999.

Peregrin provides State Fair cash

The cash you withdrew from an ATM at the recent Oregon State Fair was provided by Peregrin Financial Technologies, a Cedar Mill business. There were 23 ATMs at the Fair, at locations ranging from the multiple front gates to the Food Courts to the Beer Gardens to the Show Horse Pavilion.

In the 11 days of the Fair these 23 ATMs dispensed over \$800,000 dollars, a nice increase from last year's fair. Most these cash withdrawals ended up at the dozens of concessions, rides and eateries, but the Oregon State Fair itself also benefitted, receiving a portion of the consumer convenience fees.

Sam Bosch, President of Peregrin, says that nowadays, most events from music concerts to art shows have one or more ATMs at the event in order for their attendees to have easy access to the cash

in their bank accounts. For more information about Peregrin, visit peregrin.net or call 1-800-925-3266.

Village Gallery News

The featured artist for September is Laurie Svec. She is a member of Oregon Watercolor Association, Village Gallery of Arts, Oregon Watercolor Society, and King City Art Club. She has shown in many venues in the Metro area, and she is looking forward to Washington County Open Studios in October 2012. Watercolor is Laurie's favorite medium, but she also enjoys photography, fine crafts, and mixed media, including fabric and card art. Laurie will be having an artist reception



on Sunday, September 16 from 1-4 pm at the Village Gallery of Arts. Everyone is invited to attend.

Danny Rodriguez's Turkish Marbling on Paper workshop on Saturday, September 22 from 10 am to 2 pm is your chance to learn the techniques of marbling on paper, allowing you to produce traditional patterns, or create individual expressions.

Join Linda Rothchild Ollis's Acrylics for Brilliant Transparent Paintings class on Mondays, September 10, 17, and 24 from 9:30 to noon. Use fluid acrylic paints to create traditional, realistic subject matter, which will include skies, clouds, trees, rock textures, landscapes, still life and more. Learn how to create transparent layers with depth and brilliance in Golden Fluid Acrylics. Create paintings that require no glass or frame.

The Gallery is open Tuesday through Saturday from 10-4; Sunday noon-4 and closed on Mondays. The gallery is next to the Cedar Mill Library at 12505 NW Cornell Rd. Call 503-644-8001 or stop by to register for classes.

Lucky Drain

After 14 years in the industry, new business owner Goran Zelen has opened Lucky Drain, which offers drain cleaning and maintenance services. He operates his business

from a location just south of Cedar Mill, but serves customers in all parts of the Portland Metro area.

Goran's philosophy is doing right by the customer—he takes pride in being honest and fair in pricing and offering a solution to drain and plumbing issues. While Lucky Drain is mainly a sewer video inspection and cleaning service, Goran has close, long-term working relationships with several plumbers and can tap into their services if the job requires it. Keep Lucky Drain's contact info handy all year round, but especially as we head into fall and winter with rainy weather and a higher occurrence of drain issues. Lucky Drain also offers a discount to seniors and veterans. Contact Lucky Drain at 503-707-0992 or go to luckydrain.com.

Ballroom Aerobics

Aerobics and dance classes incorporating exciting Latin rhythms from is coming to Leedy Grange. These classes will fuse Cha-cha, Rumba, Samba and Mambo with the smooth and dramatic flair of Tango, Foxtrot, and Waltz. They will jazz it up with a little bit of Swing and then throw in a little bit of Broadway just for fun. Whether you are a dancer already or just always dreamed of being one, this class is for anyone who loves to dance.

Ballroom Aerobics, along with other Swing and Ballroom classes are being scheduled at the Leedy Grange starting in September.

And don't forget the bi-monthly Community Dances every second and fourth Friday. For information and schedule, call Cynthia Parent at 971-226-1119 or go to ImpressionsDanceClub.net.

Virtue of the Month: Service

Using our gifts to be of service is the fullest expression of our lives. Each day, we find a multitude of ways to be useful. Whatever we may achieve, the quality of our own life comes from the quality of our contribution... A spirit of service invests whatever we do with excellence. We give our very best effort. People who want to be of service can change the world.

Affirmation: I am thankful for the gift of Service. It makes my life a prayer. From Virtues Reflection Cards, written by Linda Kavelin Popov.

See highlights of our summer virtues Camp at virtuesconnection-portland.com/powerpoint-virtues-camp-2012-amy

CM Chiropractic Clinic—new hours, new baby

Cedar Mill Chiropractic Clinic has changed their hours to Monday through Thursday 8:30 am- 6 pm. Also, Dr. McCabe will be out on maternity leave starting at the end of September. Dr. Avolio will be covering Dr. McCabe's patients until she returns.

Cedar Mill Chiropractic Clinic provides chiropractic services, massage therapy, exercise programs, and nutritional consultations. We are in-network providers for Regence Blue Cross/Blue Shield and Kaiser Permanente. We are able to see patients using out-of-network benefits for most other major medical plans. We can provide care to those injured in on-the-job injuries and motor vehicle accidents through their workers compensation coverage and personal injury protection through their auto insurance policies. Please call 503-646-3393 if you'd like to schedule with Dr. McCabe before she has her new baby!

Global Mala

Santosha Yoga will again host a Global Mala for Peace during the Fall Equinox, Sunday, September 23, 9-11 am at the Bethany Village Fountain. Yoga teachers from our area's yoga studios will be volunteering to lead our community in 108 sun salutations (or as many as one can do). Anyone can join in. Donations will be accepted to help support the Water Project, an organization working to help people in countries who need better access to clean water. Advance registration of \$25 is advised if you would like a Global Mala Shirt, but is not required. Call Katy or Dina at 503-372-9825 for more information and/or to register in advance.

Oregon College of Art and Craft Registration Discount

Every term, Oregon College of Art and Craft offers an early registration discount of \$30 off all public art classes and workshops. The fall 2012 deadline for the discount is Monday, September 10, 2012.

For additional information about OCAC's Studio School program or Jordan Schnitzer Family Art Adventures Program for YOUTH please contact: communityprograms@ocac.edu or visit www.ocac.edu.



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Peterkort, continued from page 1

The ruling also requires that the city add a mechanism to ensure that traffic impacts from the staged development of housing be included in any commercial development that comes before it.

Petitioners and their supporters continue to emphasize that the Beaverton process ignores years of effort in planning the station area. It was meant to be a “transit community” that includes plenty of housing near the tracks, to fulfill the regional vision of less dependence on cars to get people around. They haven’t yet decided what their next move will be, if any, but the case could be taken to the Oregon Court of Appeals.

The Peterkort family history in Cedar Mill began when Joseph Peterkort left his home in Germany in 1912, heading to Oregon to join homesteading relatives. He went to work in Gustav Teufel’s nursery business, and married Bertha, the oldest of the Teufel daughters. Together they purchased a little land and started their own greenhouse business, growing flowers for the Portland market, and eventually adding holly. They purchased additional land as it became available. During the 1930s, they began to

specialize in roses.

As the area began to be intensely urbanized, with the expansion of Highway 26 and the introduction of MAX and the Sunset Transit Center, the family realized that a move was inevitable. Peterkort Roses is still a family business, now headquartered in the Scholls area (peterkortroses.com). The remaining greenhouses were demolished a couple of years ago, and stands of holly on the north side of Barnes are all that remain. J Peterkort & Co. is the property-management arm of the family business.

In 2004, J. Peterkort & Co. issued a Master Plan for the six parcels that comprised their 250 acres surrounding the intersection of Barnes and Cedar Hills Boulevard. At that time, they were following Washington County’s Cedar Hills-Cedar Mill Community Plan that the county had applied to the land to comply with Metro’s 2040 growth projections, which included the prescription for mixed uses with dense housing near the station.

The family corporation expressed their concern that the Transit-Oriented (TO) designation was too rigid and would amount to “land-banking” of their property. They objected to “mixed use” as an

experimental and risky concept, particularly when applied to the suburbs. But they wanted to be ready in case development interest arose, and the Master Plan was approved by Washington County. (cedarmill.org/news/archive/1004/peterkort_plans.html) And then the recession hit, and nobody was developing anything.

As part of its aggressive annexation campaign that began in the late ‘90s under former Mayor Drake, (cedarmill.org/news/archive/1204/beaverton-annexation.htm) Beaverton annexed the parcel that became known as the Walmart corner in January 2005, over the Peterkorts’ objections. Shortly afterwards, their annexation push was stopped through legal and county actions.

During the following years, the Peterkorts decided that they would have more flexibility in how the properties were developed if they annexed the remainder into Beaverton, which was completed in February 2011. Before and after annexation, their representatives worked with the city to craft a new zone—Station Community-Sunset or SC-S—that would be applied to six of the parcels.

Beaverton’s new zoning could allow up to 11 million square feet

of non-residential uses (five times the size of Washington Square) across the properties zoned SC-S. The city says this is only theoretical, and that economic forces and case-by-case planning input likely will not bring about this result. They argued that SC-S calls for a Planned Unit Development (PUD) process that would leave room for community involvement, and that their planners would ensure that balanced projects would result. But concerned citizens wonder why it is in the code if it is only theoretical.

County Planning Manager Brent Curtis sent a letter to Beaverton Planning Manager Steven Sparks in late November 2011, before the city council approved the new zoning. He reviewed the efforts that went into the previous planning process (with representatives from Washington County, ODOT, TriMet, service districts such as parks and emergency services, CPOs, the city of Beaverton and all affected property owners). He said,

“Because of the competitive transit and locational advantage of the Sunset Transit Station, we believe the level of effort that went into planning this site and surrounding area reflects the belief that it provided the best opportu-



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nity in all of Washington County to create a dense, vibrant mixed-use urban development...

"Much of the County's planning process focused on what happened within one-quarter mile of the transit station. The reason for this was a recognition that beyond that distance, the probability that an individual would choose to walk to the station decreases."

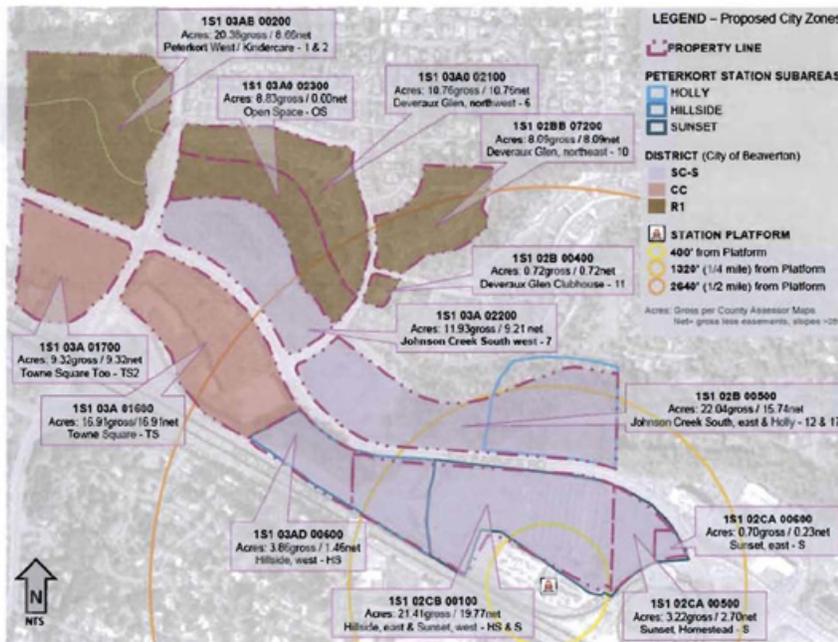
A 1988 Urban Planning Area Agreement (UPAA) between Washington County and Beaverton specified that after an annexation of property in the Community Plan area, the city should "apply City plan and zoning designations to the annexed area that most closely approximate the density, use provisions and standards of the former County designations." Although the UPAA required bi-yearly updates, it was never revised, and didn't include the Sunset Transit Center. Opponents of the city's action claimed that it was in direct violation of the UPAA.

Concerned citizens responded

Washington County declined to weigh in on Beaverton's efforts, and the alleged violations of the UPAA, because of a lack of support from a majority of Commissioners. However Paul Schaefer, a Washington County Planner who had been involved in the decades-long process of determining the best use of the area, testified as a private citizen and was a party to the petition.

His points included: The proposed amendments do not require any housing at or near the station as required by Area of Special Concern #11 of the Community Plan; the proposal converts two of the county's high-density multi-family residential districts—where multi-family residential is required—to the city's mixed-use SC-S zone where they are not; and because nearly nine million square feet of retail and office (80% of 11 million) could be built along Barnes Road east of Cedar Hills Bl. prior to the construction of housing, it would be unlikely that much of it would be developed with the possibility of expanding to include a vertical housing component (housing above retail) later on.

He further noted that the new zoning does not satisfy or comply with Metro Urban Growth Manage-



Beaverton's new zones proposed to apply to the Peterkort properties

ment Functional Plan (UGMFP), a document that specifies the characteristics of development that can further Metro's plan to maintain the Urban Growth Boundary by encouraging denser development inside the boundary, and in particular locating dense housing in centers, corridors, station communities and main streets.

Jody Wisner testified before the council that public improvements to the vicinity have added value to the Peterkorts' property (transit center & access roads) and that there should be a reasonable expectation that it should therefore be developed in accordance with the public will. She noted that TriMet paid \$1.2 million for land for the station, and that part of the needed land was "gifted" by the corporation which allowed them not to pay capital gains tax on their increase of value.

LUBA Remand

The petitioners cited a failure to adhere to the UPAA in their argument to LUBA. They said that existing Beaverton zoning more closely approximated county designations and that the specially-created SC-S was too lenient in allowing up to 80% of allowed commercial development to take place before any residential development was started. Neighbors were concerned that the area would develop more like existing shopping centers rather than the mixed-use, dense urban center that had been envisioned during the long county planning process.

In the end, though, the LUBA board cited three specific areas of

concern, that a 1/2 acre exemption from the PUD requirement should be removed (the respondents say they already intend to remove that and its inclusion was an error), that transportation system impacts of the expected residential units (to be built later) must be accounted for in earlier commercial development applications, and that 13 of the allowed** "more specific uses" under SC-S do not match previous county zones. Peterkort development consultant Scott Eaton says, "We will look at the uses and be prepared to discuss clarifications as to why and in what fashion some of these uses might be appropriate, just as they are in other dense urban mixed-use areas."

Eaton says that the Peterkorts are no longer opposed to mixed-use development. "J. Peterkort and Company does not envision that all the residential will be clustered, and separated from the station and other commercial uses." He says that future development will likely be carried out by both the company and independent developers.

Critics point out that the definition of mixed-use is fluid, and can mean everything from a mix of office, retail and manufacturing, to the more-traditional mix of housing and business uses. LUBA's ruling does emphasize that the mixed-use requirement of the County's TO:R zones must be carried over to the City, and it defines mixed-use as residential with retail and/or commercial in the same building. The city will likely have to respond to that part of the LUBA statement, and it will be more than housekeeping.

Some critics believe that land-use restrictions and legal actions hamper the economic gains that will be brought by development. But as it states in the introduction to Beaverton's Comprehensive Plan, "The basic aim of the Comprehensive Plan is to... protect the future health, safety, welfare and convenience of the citizens."

Here in Oregon, we are engaged in a great experiment to see if we can make a compromise between the desires of landowners and developers to make a profit and the needs of people to have livable and vibrant communities. It's a revolution in progress, and we are seeing it played out time and again locally.

* "In general, petitioners are correct that while commercial development is allowed in the SC-HDR zone, it is only allowed in mixed use buildings where residential uses meeting minimum residential densities are also provided as part of the mixed use. In contrast, the SC-S zone allows stand-alone commercial development in buildings that need not provide any residential units." [LUBA Nos. 2012-021, 022 and 023, p.20]

** Among others, they include vehicle rental facilities, commercial with drive-up windows, and manufacturing, which are either limited or prohibited by the city's SC-HDR and the county's TO-residential designations.

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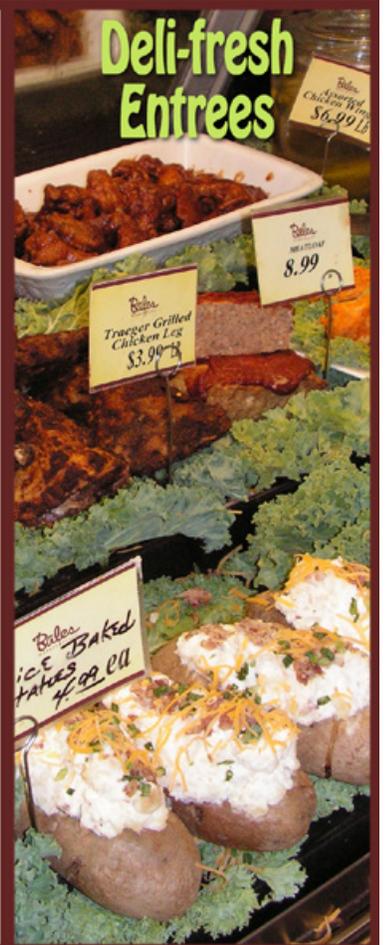
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