



Cedar Mill News

Volume 2, Issue 7

July 2004

Featured Business

Sunrise Bagels

by Virginia Bruce, editor

I work in a home office, so when I need to see a client I often ask them to meet me at Sunrise Bagels, in the Peterkort Town Center next to Baskin-Robbins. Talking to owner Scott Collins, I find that I'm not alone. "The drug reps who visit the doctors at St. Vincents use this as their office," he laughs. "A lot of people come here to meet friends and clients. The location is easy to find and there's plenty of parking. We like people to feel at home here. I know most of my regular customers by name. We try to create a friendly environment."



They have succeeded. The atmosphere is usually lively during breakfast and lunch hours, and quiets down mid-morning and afternoon, until they close at 4 pm weekdays. You can get, of course, bagels, and a wide variety of bagel sandwiches and fresh soups, along with a great variety of juices, premium teas, and great Bridgetown coffee and espresso drinks. Prices are reasonable and service is fast and friendly. There's even a kids area with a cheerful mural by the window.

Before opening this restaurant, Collins had worked in the restaurant business for

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Join the CMBA—see page 3

Next Meeting

Cedar Mill Business Association

Tuesday, July 20, 2004. 12 noon

Place: Cedar Mill Community Library

Topic: Highway 26 Improvements

Speaker: Steve Harry, ODOT Community Affairs Manager

Join us for lunch to get the latest information about the Sunset Highway widening project

FREE lunch TBA

(bring your own beverage)

History in The News

Cedar Mill's "Growing" Businesses

by Nancy Olson, Co-Author, Cedar Mill History, and Virginia Bruce

Cedar Mill has been the home of a variety of retail and wholesale nurseries for many decades. Our good soil, excellent climate and proximity to transportation have made the area ideal for growing a variety of plants and flowers.

From the days when the pioneers received land grants from the government, Cedar Mill acreage has

been broken into smaller parcels as original owners and settlers sold off portions of their land. First came loggers, living off the native forests they found in the area. Then as the land was cleared, subsistence farming was the order of the day. Before long, farmers began to sell their surplus produce to the growing population in Portland.

Some farmers turned to the nursery business to supply florists and gardeners in the area.

Increasing population pressure is bringing about the next phase in the evolution of Cedar Mill land use. Our proximity to Portland and transportation, through MAX and Highway 26, has brought increasing demand for the residential and commercial

development of the former nursery acres.

Teufel

In the 1880s, the great-grandfather of Cedar Mill's nursery business, Gustav Teufel, arrived in the Pacific Northwest, one of many German immigrants to come to the area during that time (see "The Germans" in *Cedar Mill History*). He began a landscaping business serving the new homes being built in West Portland. Gustav's love of



Gustav Teufel delivering plants in his 1913 Model T Truck (photo courtesy of Teufel Nursery)

plants led him to start a small nursery next to his home near Miller Rd. that eventually grew into his main business (Teufel Holly Farms). Both the original home and greenhouse are still standing today on a portion of over 500 acres of Teufel Nursery land in northwest Oregon.

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Nurseries, continued from page 1

Gustav's grandson Alfred settled in Cedar Mill in 1945 when he purchased approximately 100 acres between Barnes Rd. and Cornell, including the property where the current Teufel Retail Nursery is located. Shortly after acquiring the tract, the young man married Ruth Guerber of Helvetia. The couple grew tomatoes along with nursery stock and holly on the fertile former dairy land during World War II. In 1955, the family established their nursery brokerage firm, Alfred Teufel, Nurseryman.

The business consisted of a nursery, including winter holding houses, a nursery equipment supply warehouse and a holly farm. After the death of Alfred and Ruth, the Teufel children, Larry, Linda, and Tina, took over the operation. Today the company has several major divisions: Nursery Production, Wholesale Plants and Supplies Sales, Retail Plants and Supplies Sales, Teufel Products, and Landscape Construction and Maintenance (see teufel.com). They employ over 300 people and serve customers all over the Pacific Northwest and beyond. They began selling their nursery stock to the public at their Barnes Road location in 2002.

The Barnes road property is now slated for development into a community of upscale townhouses and retail over the next five years. (see *Cedar Mill News*, April '04).

Gustav's descendants went on to establish several other nursery businesses in the area, including Oregon Roses and Dinihanian Floral Supply (see below).

Peterkort

In 1923 Joseph and Bertha (Teufel) Peterkort (Gustav's daughter) started a modest wholesale flower business with one green-

house on two acres of land. They acquired neighboring property as it became available to expand their specialized rose, orchid and holly business along Highway 26. The Peterkort corporation now has 250 acres in the area north of the Sunset Highway. There are still several large glass paneled greenhouses observable to passing freeway motorists. J. Peterkort & Company's wholesale flower business has grown into one of the biggest greenhouse operations in the state of Oregon.

The Peterkort website states, "In 1997 Washington County's Comprehensive Plan designated the property a Transit Oriented Development to support Metro's 2040 Functional Growth Plan for the Urban Growth Boundary. The agricultural use of the land is now destined to support the needs of the region as an urban mixed-use transit-oriented development." The Sunset Transit Center is on land that was half-sold and half-donated to TriMet by the Peterkorts, and they have developed office buildings adjacent to St. Vincent's Medical Center, the Peterkort Towne Square, and several housing developments are in various stages of completion in the area north of Barnes. They recently hosted a meeting to present their Master Plan for the area (see peterkort.com).

Dinihanian

Gustav Teufel's son George continued the family holly business, developing his own holly variety, called "Teufel's Hybrid," which is well-suited for the floral business—holding its berries and color during shipping. George married Lillian Burkhardt, a second genera-

tion Swiss. They raised two sets of twins, one of whom was the father of the current Teufel owners, Alfred Teufel. His twin Rosalie met and married Vahan Dinihanian, a third-generation Persian rug dealer from Portland. They acquired acreage on Cornell, just north of the Sunset Highway (15005 NW Cornell Rd.) and planted holly, starting Dinihanian Holly Farms. Their two children, Vahan Jr. and Lillian, now own and operate Dinihanian Floral Products, Inc. (www.dinihanian.com), growing and selling over 100 different items including specialty cut flowers and decorative greens. They are open to the public in November and December, selling decorative Holiday wreaths, greenery, and Christmas trees.

And there's more!

Other nursery businesses in the area include Cornell Farms at the east end of town on Cornell, and Schmidt Family Farms on North Saltzman. The Leahy family operated a nursery for many years in the area east of St. Vincent's Hospital, supplying flowers to the Lubliner company. Cascadian Nursery on Thompson Rd. has recently been demolished for more housing.



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Publisher/Editor: Virginia Bruce
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Vandals shoot up town

On July 1 vandals used bb guns to shoot out some plate glass windows in the small shopping center at the southeast corner of Cornell and Murray. Then they came back on July 7 to finish the job. Affected businesses include David Allan Hair Styling, H&R Block, SGS Computers, and Nails Sophisticates, who had just completed a remodel. Bb's were found on the floor but didn't damage anything inside that business.

The sheriff's office believes the vandals might be the same parties that shot out car windows in other areas of the county. Call the Washington County Sheriff's Office at 503 846-2700 for information or to pass on anything you might know.



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Sunrise Bagels, continued from page 1
 years, mainly in chains, working his way up to district manager at Red Robin. "But you can't run a service business from a desk," he points out. "I was tired of pushing paper, and of going home after a long day and doing reports." He was ready for a change.

He found a small bagel company in Vancouver, Washington that was expanding and looking for partners. Sunrise Bagels had a philosophy Collins liked, and they helped him find a location and obtain a lease. After a couple of successful years, Collins bought them out and now owns the business. Sunrise supplies the dough and other ingredients, but Collins, like other Sunrise owners and managers, is free to supplement the menu with items suitable for each location.

"We don't make New York bagels," he says. "But I've converted hundreds of customers who are from the east coast to my bagels. It's a similar recipe to the New York variety but they're bigger and softer so they make much better sandwiches." This is due to the method they use. Instead of boiling the "proofed" dough, Sunrise uses a programmable oven that has a steam cycle. "That's where the gloss on the bagel comes from," Collins explains.

The bagels are baked fresh at least five times a day. "There are a lot of sensitive points in the bagel-making process, and if you don't pay attention, you don't get good bagels," Collins says. After the raw bagels are delivered each day, they're proofed (allowed to rise) at room temperature for one hour, and then retarded (refrigerated) for 24 hours. Then they go into a proofing oven until the internal temperature reaches 80°. Finally they're put into the convection oven where they're steamed for two minutes, and finally baked.

What's the most popular bagel in Cedar Mill? "It's the plain bagel," Collins laughs. "But it's closely followed by cinnamon-raisin, then parmesan, sesame, and whole wheat. My personal favorite is the cheddar bagel, and my favorite sandwich is our Chicken Cordon Bleu, with chicken breast, swiss cheese and ham."

Collins is planning a facelift for the store – a new paint job and new flooring. He's considering adding dinner but has yet to find the perfect theme – deli, pasta, barbecue? "The biggest challenge is keeping it fresh. It will always be a bagel place, but I want to expand our offerings."



Concert in the Park
August 10
6:30-8:30 pm
Cedar Mill Park
 Tualatin Hills Park & Recreation District presents a **FREE** community concert.

Bring your family, a lawn chair or blanket, and meet your friends and neighbors for a summer evening of music and fun.

Free parking at Cedar Mill Bible Church with free shuttle service courtesy of TriMet's Cedar Mill Shuttle.

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"I think my proudest achievement, aside from just staying open for six years," he says, "is becoming integrated into the community—really being a part of the life here." They have doubled their business since opening in 1998, and this May was their biggest month ever.

Sunrise Bagels is open from 6:30 am to 4 pm weekdays, 7 am – 3 pm Saturday, and 7 am to 2 pm Sunday.



BALES ESPRESSO

1 FREE TALL ESPRESSO DRINK AT BALES ESPRESSO CART

Redeem at Bales Espresso Cart in front of Bales Thriftway Cedar Mill. Coupon expires 7/31/04

Town Hall Meeting

Our State Representative Mitch Glick has scheduled a Town Hall discussion for July 21, from 6:30pm to 7:30pm, at the library. Lane Shetterly, former state representative and currently director of Oregon's Department of Land Conservation and Development, will focus on land use planning in Oregon.

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Class One Voting Members: a person, firm, or corporation who owns business property or operates a business within the Cedar Mill area. **Class Two Non-Voting Members:** a person or organization having a demonstrated interest in the Cedar Mill Business Association area and whose membership the Board of Directors approves by majority vote.

1 year @ \$70 pro-rated from 7/04 through 12/04: \$35

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Sunset Widening Begins near Cedar Mill

Mowat Construction of Woodinville, Washington, the contractor for the Oregon Department of Transportation (ODOT) has started work on the new U.S. 26 (Sunset Highway) construction project. Crews will widen U.S. 26 to three lanes in each direction between the Highway 217 interchange and Cornell Road. The \$37 million project is scheduled for completion in fall 2006.

The original project was to widen U.S. 26 between the Highway 217 interchange and Murray Boulevard. The project was extended another 1.25 miles west to Cornell Road. This extension was made possible by an additional \$7 million in funding the project received from the Oregon Transportation Investment Act and Washington County.

This should significantly improve the legendary congestion that occurs on our stretch of highway. Steve Harry, ODOT Community Affairs Manager for Region 1, says, "Our 2002 traffic count shows 94,200 vehicles just WEST of Cornell and 110,000 vehicles just EAST of Cornell. There may be a slight increase since then, but our traffic people feel the numbers are a good representation of the situation."

In addition to widening and paving the highway, construction will also: eliminate the merging conflicts with U.S. 26 and Highway 217 traffic; reconnect the Barnes Road on-ramp to U.S. 26 westbound; install sound and retaining walls; upgrade illumination; and install new lane striping.

The contractor has closed the westbound U.S. 26 onramp from northbound Cedar Hills Boulevard. The ramp closure, which is expected to remain in place until November 2005, is required to allow crews to perform extensive work to widen the Cedar Hills Boulevard structure and the accompanying highway widening. To help prevent people from making u-turns at Barnes to get onto westbound Sunset, ODOT is working with the county to install "No U-Turn" signs at the intersection and has asked for enhanced enforcement to quell the bad habits of some drivers.

On the highway itself, the contractor is restricted from lane closures during the day. There will be a lot of night work, with the possibility of some weekend work and short-term ramp closures at night and possibly on some weekends.

In response to concerns about additional

traffic on westbound Barnes at Cedar Hills Boulevard resulting from the elimination of the offramp leading from 217 northbound to Cedar Hills, Harry says, "It is anticipated that a significant amount of traffic that now travels west on Barnes Road [to get onto the Sunset] from the area near and east of Providence St. Vincent Hospital will use the new on ramp [at the Barnes/217 interchange], instead of Cedar Hills. That should provide some relief to Barnes Road westbound traffic."

Washington County currently has no plans to add lanes to that portion of Barnes. It may be improved when Peterkort develops the land on the north side of Barnes.

Currently there are no signs on Highway 26 referring to Cedar Mill! Harry says, "Two new Cedar Mill signs are included in the project. One is on the westbound Cedar Hills Boulevard off ramp, the other is on Cedar Hills Boulevard northbound prior to the US 26 on ramp."

The highway crosses both Cedar Mill and Willow Creeks. ODOT's environmentalist says, "Riparian enhancement is planned for the north side of Cedar Mill Creek and a short section of Willow Creek will be relocated further from the highway and enhanced. At Cedar Mill Creek, an existing oxbow feature will be connected to the channel and over 150 native trees and a variety of native shrubs will be planted. In addition, all new and existing impervious surface associated with the proposed project will be treated for pollutants and detained before discharging into waterways, whereas there is currently no treatment of stormwater runoff from the existing impervious surface in this area. There will be minimal impacts to the riparian area near Johnson Creek and therefore no enhancements are planned. Presently, Cedar Mill Creek may have resident cutthroat trout and Willow Creek supports warm-water-tolerant species." This is good news to locals who would like to enhance riparian habitats in Cedar Mill.

See www.odot.state.or.us/region1/fmurray/index.htm for more details.

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