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"Harmony in  
Diversity"

# PORTLAND CITY CLUB BULLETIN



"Fore"

VOLUME I

PORTLAND, OREGON, OCTOBER 8, 1920

NUMBER 2

## CONCLUSIONS UPON SWAN ISLAND PROJECT

AS READ BEFORE CITY CLUB  
OCTOBER 1, 1920

THE proposed bond issue in this report contemplates only a step in the completed project. The complete project will cost at least \$40,000,000, or four times the amount of money which the Committee of Fifteen have recommended to be used for that purpose. A large portion of the berthing space, in which seventy-five (75) vessels are provided for, would doubtless lie idle for many years, the initial cost of which would greatly handicap the Port because of limited financing ability under the proposed bill. Factory sites when prepared and ready for occupancy by industry will have cost \$11,500.00 per acre and would involve an investment of about \$6,000,000.00. The area for railroad yards would involve an additional expenditure of upwards of \$1,000,000.00, and the dock sites provided an investment of over \$2,000,000.00.

Factory sites are now available aggregating between 6,000 and 7,000 acres, at an average price of about \$4,000.00 per acre, of which about 700 acres may be regarded as ready for occupancy,

the price of which should be regarded as exceeding \$4,000.00 per acre but less than \$11,500.00 an acre, which would be the cost under the proposed project. It is not the intent here to suggest that prepared industrial sites are not desirable, but this plan does not offer the solution of the problem due to the excessive cost of the site when prepared.

The economic value of the improvement as applied to the upper harbor does not lie in an added advantage to the industry located above the Island, but rather to a channel improvement in the reputation and convenience of the harbor as a desirable or nondesirable port of entry.

No available data occurs in the report which would justify a conclusion that the dock areas

provided would become income bearing from sources other than adjacent areas.

As a general improvement the project contemplates closing the East channel, and providing a west channel sufficiently large to take care of the maximum flow of the stream without dangerous velocities of the current. While the same result may be obtained by leaving the east channel open and dredging a channel on the west side of the Island, which with the present east channel will accomplish the same result and eliminate the danger-

### TWO SPEAKERS TODAY

F. B. Layman  
and  
Charles A. Hart

Hear about the Swan Island measure on the ballot and other measures as investigated by City Club's Legislative Bureau

**Don't Miss Meeting!**

[ CONTINUED ON PAGE THREE ]

# PORTLAND CITY CLUB BULLETIN

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## THE CITY CLUB OF PORTLAND

C. W. PLATT . . . . . Secretary  
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C. W. PLATT

## CENSUS REPORTS

THE census taker numbers among those who have our sincere sympathy. He meets with much silent and some outspoken contempt. The Mayor of New York has ordered a police canvass to disprove the census taker's conclusion that there are not quite six million inhabitants in that city. Chicago, however, is quite content with, 2,700,000, and Philadelphia satisfied in third place with 1,800,000. Detroit is jubilant over its fourth place with 993,000 and Cleve-

land keenly incensed at his figures which put it in fifth place with 790,000. Boston feels abused with seventh place, with 740,000, and St. Louis mourns a drop from fourth to sixth place with 773,000. The census taker escaped criticism in Los Angeles when he gave her 574,480, making her the largest city west of St. Louis. Now we find Medford ordering its own census taken to disprove a decrease in population.

## WHEN IS ULTIMATELY

WHY our constitution should among other things declare the purpose of this organization to be "Ultimately to have a club-house," is a question which will have to be answered by the pioneers who drew that document. Why the word, "ultimately?" By it, the undertaking for a club house is always branded as a future one, however near at hand the fact may be. The Club has sentenced City-zen Cornish, as the lawyer of the committee who drafted this constitution, to the task of answering it, as chairman of our committee to secure club rooms.

## APPLICATIONS FOR MEMBERSHIP

The following applications for membership will be submitted to the vote of the Club at the regular meeting on Friday, October 22, 1920.

ALLARD J. CONGER,

Printer, 1074 Francis Avenue

STEPHEN HART,

Investments, 817 Board of Trade Building

HUGH HENRY,

Timber and Insurance, 518 Yeon Building

DAVID LLOYD STEARNS,

Commercial Investigator, Department of Industries, Portland Chamber of Commerce

CONCLUSIONS ON SWAN ISLAND PROJECT

[CONTINUED FROM PAGE ONE]

ous bend at the foot of Swan Island and may be accomplished with a net saving of about 16,000,000.00 cubic yards of excavation.

Recent press reports from the Committee of Fifteen carrying with it the endorsement of the Port of Portland, outlines a program of diverting money realized from the sale of the bonds of this proposed project to dredging operations of the Lower Willamette and Columbia Rivers. This we believe to be fundamentally wrong. Proceeds from bond sales may properly be utilized to make investment in physical property or plant, which may be regarded as of actual going value, but for purely maintenance charges, such as the dredging of deposits resulting from seasonal floods, we firmly believe a "pay as you go" policy should be adopted.

The maximum bonding and taxing powers on the bond of the Port Commission would be \$16,850,000.00 for the first year. This would leave a little more than \$15,000,000.00 with which to undertake a \$40,000,000.00 task, without any consideration of future incidental and maintenance charges, and without consideration of a sinking fund to retire the bonds.

Therefore, we recommend as follows: That the Swan Island project under its present form be not adopted.

We approve a more modified form of west channel improvement, as outlined above, namely, the dredging of west channel on the west side of the Island

to minus 30 and about 750 feet in width, following the west harbor lines.

We endorse the combining of the Port of Portland and Dock Commission, but with restricted powers as to bond issues.

We believe that the voting public should have the right to express approval of all bond issues for Port improvement.

We recommend a taxing method of providing funds for a maintenance of an adequate channel to the sea.

Respectfully submitted,

R. R. CLARK,  
*Chairman of the Port and Industrial Development Bureau of the City Club.*

The City Club has taken no official action on the report.

THE FUTURE OF THE CITY CLUB OF PORTLAND

BY CITY-ZEN BOSLEY

IT would be a bold artist indeed who would attempt to paint a picture of the Portland City Club of the Future, but a glimpse of the City Clubs of other cities may give us a vision of the future of our own Club.

The City Club of Chicago with its many special committees working "To inform its members and the community in public matters, and to arouse them to a realization of the obligations of citizenship" furnishes to its 2200 members, the facilities of "a social club with a civic purpose."

The club owns a six story club house within the loop district of Chicago, with a large dining room for club meetings, a grill and small private dining

rooms, a comfortable lounge, a writing room, a reading room and library with a well selected collection on civic topics, and the offices of the executive secretary and his assistants. Dues are \$40.00 per year and initiation fee \$40.00.

The City Club of Cleveland, while waiting for its own club house to be built, uses a floor of the Hollenden Hotel for club quarters and holds its luncheon meetings in the Hotel dining room with an average attendance of more than six hundred.

The membership limit of the City Club of Cleveland has just been raised from 2500 to 3000 and the dues increased from \$15.00 per year to \$20.00 per year.

### DO YOU KNOW

*That*—It has been estimated by a European scientist that the commercial value of the electricity in a flash of lightning lasting one-thousandth of a second is 29 cents.

*That*—Eleven million dollars will be spent in building better highways throughout the State of Montana during 1920, a part of which is sandwiched in between Yellowstone and Glacier National Parks.

*That*—Fourteen women have been married in the White House.

*That*—The largest oil well in the world is located in Mexico and is known as the Cerro Azril No. 7. It is yielding 270,000 barrels of oil every twenty-four hours.

*That*—Under a rent restriction act in England a landlord is prohibited from increasing the rent more than 10 per cent.

*That*—The streets of Greater New York, if extended in one continuous line, would reach almost across the American continent.

*That*—The skin of the human palm has been found to be a very delicate and effective strop for razor edges.

*That*—Sirius, our brightest star, is called a fixed star, but it appears to move about an inch in a century, which means, considering its distance from the earth, that it is moving at the rate of 1,000,000 miles a day.

*That*—One-seventh of the land in the United States is cultivated.

*That*—The Victoria tower of the Houses of Parliament at Westminster took twenty years to build. From base to summit the tower contains 140 spacious rooms—each fireproof and packed with State papers, the records of centuries of English history.

*That*—The Liberty Bell was cast by Thomas Lester, Whitechapel, London, and arrived at Philadelphia in August, 1752.

*That*—White and red roses symbolize love and wisdom.

*That*—The City Club of Chicago has a fine Club Home.