

Ross Island -
Oaks Park

April 14, 1955

Mr. Robert E. Bollinger
Oaks Amusement Park
North of Sellwood Bridge
Portland 2, Oregon

Dear Mr. Bollinger:

We are in receipt of your letter setting forth your offer to negotiate the sale of your property, should the Commission be interested in utilizing the Oaks Park area for the proposed Exposition-Recreation Center.

Your letter will be called to the attention of the Commission for their consideration. Thank you for your cooperation in this matter.

Sincerely yours,

Alden F. Krieg
Executive Secretary

AK/jan

THE OAKS

file 38
FUN
FOR
THE WHO
FAMILY



Telephone EMpire 5722

AMUSEMENT PARK

North of Sellwood Bridge

Portland 2, Oregon

April 6th, 1955



AMUSEMENTS

Largest Kiddieland
18 Thrilling Rides
Whirlwind Coaster
New Sky Fighter

Children's Day
Each Wednesday
Free Stage Show,
2 P.M.



PICNICKING

Free Admission to Park
4 Spacious Kitchenettes
Huge Dance Pavilion

ROLLER SKATING

Northwest's Largest
Roller Rink
4 Skating Floors
Mammoth Circular
Main Floor
West's Largest
4-Manual Wurlitzer
Pipe Organ



Mr. James H. Polhemus, Chairman
Exposition-Recreation Commission
623 Park Building
Portland, Oregon

Dear Mr. Polhemus:

In accordance with the kind suggestion of Mr. Al Krieg, secretary of your commission, may I respectfully submit my offer to negotiate with yourselves, the sale, in whole or in part, of the Oaks Park property consisting of 27.45 acres more or less and moorage adjacent to the Sellwood District within the City of Portland, Oregon for the purpose of locating thereon the proposed exposition-recreation center.

In order that the record may be maintained, may I advise that it was my understanding with Mr. Krieg that if and when required, a valuation of this property for the purpose of fixing a purchase price therefor may be obtained through the usual method of arbitration (one arbitrator to be chosen by each of us and a third to be selected by them) which I believe to be the most equitable method yet devised and one that I trust will be satisfactory to your commission.

In that I am not only willing and anxious to cooperate with you in any manner possible but would welcome the opportunity of so doing, I await your early advice and suggestions.

Very truly yours,

ROBERT E. BOLLINGER

kh

JOIN THE FUN IN '55 — IT'S THE OAKS...

MEMBER ROLLER SKATING
RINK OPERATORS
ASSOCIATION

50th Anniversary

MEMBER NAT'L ASSN. OF
AMUSEMENTS PARKS, POOLS
AND BEACHES

March 24, 1955

MEMO TO: Exposition-Recreation Commissioners

FROM: Al Krieg

SUBJECT: Acquisition Cost of Ross Island

During the first conversation between Dudley Jones and Walter H. Muirhead, president of Ross Island Sand and Gravel company, Mr. Muirhead had indicated to Dudley that the total acreage of Ross Island was about 100 acres and would be available for \$1,500,000.

The Planning Commission, in their studies found that the size of Ross Island is about 160 acres, therefore, it was necessary to get a clarification from Muirhead through Jones as to the actual amount of land to be included for \$1,500,000.

The enclosed letter explains the clarification of this point.

A.F.K.

MAR 25 1955

COMMONWEALTH, INC
Equitable Bldg.
421 S.W. Sixth
Portland, Oregon

March 22, 1955

Mr. Alden Krieg, Secretary
Exposition-Recreation Commission
623 Park Building
Portland, Oregon

Dear Al:

As you requested, we had an additional conference with Mr. Walter H. Muirhead, President of Ross Island Sand & Gravel Company, Inc., on Friday the 18th instant and found that everything contained in our Report of February 2nd, 1955 is substantially correct with the exception of the first part of the last paragraph, which should read as follows:

"This 100-acre portion of the Island is estimated to contain 122,000 yards or more of saleable material per acre at an in-place value of some 25¢ per yard and that, together with the estimated average per acre land price of some \$14,000, indicates the seller's estimated value to be \$4,450,000. For this section, as indicated on the attached Plat, Mr. Muirhead has indicated that they would cooperate with the Exposition Commission by selling at approximately \$1,500,000. If this type of plan were acceptable to the Commission....."

We would like to point out in addition that Mr. Muirhead is now very emphatic about not wanting to sell out his entire business.

We trust that this clarifies the question caused by the omission on our part of certain words in the Report as above set out.

Very truly yours,

/signed/
Dudley Jones

DJ:hml
jan

Ross Island

March 22, 1955

Miss Esther Strauss, Secretary
Hawthorne Boosters
2101 S.E. 29th Avenue
Portland, Oregon

Dear Miss Strauss:

Your letter was read at the regular Commission meeting held on March 21st. The Commission would like to assure your organization that full and equal consideration will be given to the Ross Island site along with the other sites being considered.

Sincerely yours,

Alden F. Krieg
Executive Secretary

AK/jan

March 14, 1955

Miss Esther Strauss, Secretary
Hawthorne Boosters
2101 S.E. 29th Avenue
Portland, Oregon

Dear Miss Strauss:

We are in receipt of your letter expressing the desire of the Hawthorne Boosters for Stanford Research Institute to investigate the Ross Island-Oaks Park area.

Your letter will be called to the attention of the Commission. Thank you for your interest in this matter.

Sincerely yours,

Alden F. Krieg
Executive Secretary

AK/jan

ced
jtc

"Hawthorne Boosters"

Hawthorne Merchants Association, Inc.

PORTLAND, OREGON

PRESIDENT

G. Dwyer Wilson
3537 S. E. Hawthorne
EMpire 0980

February 25, 1955

VICE-PRESIDENT

Kenneth Hainsworth
3755 S. E. Hawthorne
VERmont 2161

MAR 3 1955

SECRETARY

Esther Strauss
2101 S. E. 29th Ave.
EMpire 1257

TREASURER

Carlo Apa
2017 S. E. Hawthorne
EMpire 1015

Mr. Alden Kreig
Exposition Recreation Committee
Park Building
Portland, Oregon

BOARD OF DIRECTORS

Loren Cain
4732 S. E. Hawthorne
VERmont 5981

Virgil Campbell
3805 S. E. Hawthorne
FILmore 3859

Wayne Dolson
3402 S. E. Hawthorne
VERmont 9477

Ed McPheeter
509 S. E. Hawthorne
EMpire 1151

Lloyd Barber
3610 S. E. Hawthorne
VERmont 2882

Sam Porco
3218 S. E. 21st
EMpire 9744

Hy Jensen
3508 S. E. Hawthorne
FILmore 5273

Nick Carlascio
3746 S. E. Hawthorne
VERmont 9595

Dr. K. M. Swisher
3709 S. E. Hawthorne
EAst 1748

Dear Mr. Kreig:

The Hawthorne Boosters, at their Board of Directors meeting, and their February regular meeting, discussed the locations for the Exposition and Recreation Center.

We would like to add our voice to that of the Moreland Commercial Club and the Sellwood Business Club in urging that the Stanford Group investigate the Ross-Island-Oaks Park area, and present their findings along with their findings on the other locations under consideration.

Sincerely,

Esther Strauss
Secretary

COMMONWEALTH, INC
Equitable Bldg.
421 S.W. Sixth
Portland, Oregon

March 22, 1955

Mr. Alden Krieg, Secretary
Exposition-Recreation Commission
623 Park Building
Portland, Oregon

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We would like to point out in addition that Mr. Muirhead is now very emphatic about not wanting to sell out his entire business.

We trust that this clarifies the question caused by the omission on our part of certain words in the Report as above set out.

Very truly yours,

/signed/
Dudley Jones

DJ:jml
jan

EXPOSITION-RECREATION COMMISSION

February 21, 1955

Estimated Costs for Acquisition and Site Preparation

of

Ross Island Area

INITIAL DEVELOPMENT

<u>ITEM</u>	<u>QUANTITY</u>	<u>COST</u>
1. Purchase of Ross Island and right of way to Oaks Park area.	100 acres	\$1,500,000
2. 100 acres of fill 12 ft deep	1,935,600 cu. yd. @ 45¢ per cu. yd.	871,020
3. East approach	1300 Lin. ft. of 60' road deck @ \$20.00/sq.ft.	1,560,000
Underpass and access		220,000
4. South approach thru Oaks Fill for causeway Surfacing - 60 ft. width	5300 linial ft. 442,500 cu.yd. @ 45¢ 7500 linial ft. @ \$20.	199,125 150,000
5. Sewer Force Main, Gravity trunk, laterals on Ross Island, and storm lines		125,000
Pumping station		85,000
6. Water		105,000
7. Paving parking areas	20 acres @ \$1.75/sq.yd	169,400
8. On site roads	15,000 ft. @ \$12 per ft.	180,000
9. Foundations and bank protection		200,000
		<u>\$5,364,545</u>

*Cost of right-of-way thru Oaks Park area and south to Tacoma Street not included.

EXPLANATION OF COSTS:

ITEM 1. See attached memorandum

ITEM 2. The elevation of Ross Island is based on a survey taken in 1938 at which time contours were established. It has been established that the elevations are based on river gauge readings (U.S. Engrs. Datum.) From the contour maps it appears that a high average of elevation is 20 feet. To provide safety from floods the island should be filled to the elevation of 32 ft. U.S. Engrs. Datum. Therefore, a minimum fill of 12 feet would be required.

The fill material available in this area is coarse gravel and heavy, which slows the movement of material. It is also extremely hard on equipment. Therefore, it is estimated that the cost of fill will run 45¢ per cu.yd. This cost is based on the assumption that ample fill is available in the river nearby.

ITEM 3. This is the estimated cost of a steel bridge to vicinity of S.E. McLaughlin Blvd. to Rhone Street to North end of Ross Island. It was thought at first a wood pile bridge would be more economical, but it was found that maintenance cost on a wood pile bridge is so great that over a period of 10 to 15 years the total cost of the wood pile bridge would approach that of a steel bridge.

The estimated cost for underpass and access is conservative and the actual cost is apt to be somewhat higher depending on acquisition cost of property involved.

ITEM 4. The 5300 linial feet of cause-way and 442,500 cu. yds. of fill as set forth by the City Planning Commission appears reasonable but apparently no cost has been included for surfacing. Distance from south end of Ross Island to Tacoma St. is about 7500 ft. to surface a 60 ft. roadway for 7500 ft @ \$20.00 per linial feet is \$150,000.

ITEM 5. Information from Bureau of Sewage Disposal, City of Portland. Estimates are rough based on sewer to handle about 15,000 people and 1000 animals.

Pump station based on hanging pipe on east side bridge	\$85,000
Sewer force main - from Ross Island to McLaughlin Blvd.	15,000
Gravity trunk, approx. 6500 ft. to run length of Ross Island about 4000 ft. and from McLaughlin Blvd. to S.E. 16th and Center St. about 2500 feet	40,000
Laterals on Island	20,000
Storm lines	<u>50,000</u>
	210,000

ITEM 6. Information from Bureau of Water Works , City of Portland.
12" line from McLaughlin and
12 " main running length of Ross Island

ITEM 7. Used City Planning Commission Figures

ITEM 8. Used City Planning Commission Figures

ITEM 9. There will be some foundation problems because of fill. Also there is concern that the channeling of practically all the water during a high spring freshet through the west channel some bank protection will be needed to keep it from washing away.

Where grass and shrubs are to be planted, top soil will have to be brought on to the Island.

February 2, 1955

MEMORANDUM

"...Our preliminary discussions with Mr. Walter H. Muirhead, President of the Ross Island Sand & Gravel Company, Inc. regarding possible acquisition of his property, have developed the following:

The subject Company is not interested in selling; however if the area is absolutely required, they have offered this suggestion -- that the Exposition Commission study the possibility of buying the main portion of Ross Island proper consisting of about 100 acres, including the necessary strip of right-of-way land to fill across to what is commonly known as Hardtack Island, and on south-easterly off of subject company's property to a point where it would be necessary to bridge the channel on to the Oaks Amusement Park or the low area east of the railway line which is owned by the Portland Railroad and Terminal Division of the Portland Traction Company. This would not take any of the quiet water area at the south-easterly portion of Ross Island lying to the north-west of Hardtack Island. This arrangement would allow the subject Company to continue without disturbance or interruption to their sand and gravel operation on which they have just recently spent some \$600,000 for new facilities. Under this arrangement, they would still maintain all off-shore lands to low water for their own occupancy and use, except the approximate down river one-half length of the Island lying out in the river channel to the west of the main island.

Under this proposal, it would be necessary to plan access streets and/or bridges to this site and it was suggested that this could be done by bridging across from the down stream end of the Island across the channel to intercept McLoughlin Boulevard south of the Ross Island Bridge. This would, I understand, necessitate clearance from the various port authorities to bridge at this point.

This portion of the Island is estimated to contain 122,000 yards or more of saleable material per acre at an in-place value of some 25¢ per yard and that together with the estimated average per acre land price of some \$14,000, indicates a value of approximately \$1,500,000. If this type of plan were acceptable to the Commission, it would be on the basis that there would be no limitations placed on their operation, present or future. If the whole property were to be purchased, it might meet with some resistance for they have a very financially strong company with prospects of heavy earnings for some estimated 40 years to come, and therefore would have to be priced out on the basis of this earning power on a complete buy-out basis including all rolling stock, shore facilities, land holdings and so forth. Due to the central, close-in location of this sand and gravel source, the Committee might well take into consideration, in the interests of the community as a whole, the effect that taking Ross Island Sand & Gravel Company, Inc. out of the sand and gravel picture could conceivably raise the price of mixed concrete in this area some 50¢ a yard, which would have the effect of a major price raise in building construction in this area which, at present, enjoys a low per yard cost as compared to similar cities around the country, according to Mr. Muirhead.

1/26/55

Carl Gref, President,
Moreland Commercial Club,

Called to inquire if any action had been taken on their letter. I informed him we had not held a regular meeting since his letter was received and so no action has been taken. He requested a reply from the Commission to their letter.

He expressed the feeling that there has been a "lack of information" as to the E-R Commission's approach. He thinks the public should be kept better informed in order to keep the public with the Commission rather than have them wondering and developing wrong impressions.

February 28, 1955

Mr. Carl Graf, President
Moreland Commercial Club
6646 S.E. Milwaukie Avenue
Portland, Oregon

Dear Mr. Graf:

Your letter of January 15, signed also by Dent Thomas, President of Sellwood Business Club; Leslie Taylor, President of Westmoreland Community Club and Mrs. E.E. McCormick, President of the Sellwood Community Club, requesting full consideration of the Ross Island-Oaks Park area as a site for the Exposition-Recreation Center was brought before the Commission at their meeting of February 21st.

The Commission was pleased to have the above organizations represented in person at this meeting and to discuss with them their ideas and feelings as well as to present some of the overall problems faced by the Commission keeping in mind we are all interested in the best facility, for the greatest amount of use for Portland as a whole.

The Commission would like to have me assure you, as they did at the meeting that the Ross Island-Oaks Park area will receive the full consideration that it warrants. The Commission would also like to assure you that when a final decision of site is made the reason for its selection will be made public as will facts on other sites that caused the Commission to make its final selection.

Sincerely yours,

Alden F. Krieg
Executive Secretary

Jan
c.c. Dent Thomas
Leslie Taylor
Mrs. E.E. McCormick
Portland City Council
City Planning Commission

To: Mr. Chester A. Moores

February 2, 1955

MEMORANDUM

I am submitting the following information for your edification and report to Mr. Alden Krieg, Secretary of the Exposition-Recreation Commission.

Our preliminary discussions with Mr. Walter H. Muirhead, President of the Ross Island Sand & Gravel Company, Inc. regarding possible acquisition of his property, have developed the following:

The subject Company is not interested in selling; however if the area is absolutely required, they have offered this suggestion—that the Exposition Commission study the possibility of buying the main portion of Ross Island proper consisting of about 100 acres, including the necessary strip of right-of-way land to fill across to what is commonly known as Hardtack Island, and on south-easterly off of subject Company's property to a point where it would be necessary to bridge the channel on to the Oaks Amusement Park or the low area east of the railway line which is owned by the Portland Railroad and Terminal Division of the Portland Traction Company. This would not take any of the quiet water area at the south-easterly portion of Ross Island lying to the north-west of Hardtack Island. The arrangement would allow the subject Company to continue without disturbance or interruption to their sand and gravel operation on which they have just recently spent some \$600,000 for new facilities. Under this arrangement they would still maintain all off-shore lands to low water for their own occupancy and use, except the approximate down river one-half length of the Island lying out in the river channel to the west of the main Island.

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(This portion of the Island is estimated to contain 122,000 yards or more of saleable material per acre at an in-place value of some 25¢ per yard and that together with the estimated average per acre land price of some \$14,000, indicates a value of approximately \$1,500,000. If this type of plan were acceptable to the Commission) it would be on the basis that there would be no limitations placed on their operation, present or future. If the whole property were to be purchased, it might meet with some resistance because they have a very financially strong company with prospects of heavy earnings for some estimated 40 years to come, and therefore would have to be priced out on the basis of this earning power on a complete buy-out basis including all rolling stock, shore facilities, land holdings and so forth. Due to the central, close-in location of this sand and gravel source, the Committee might well take into consideration, in the interests of the community as a whole, the effect that taking Ross Island Sand & Gravel Company, Inc. out of the sand and gravel picture could conceivably raise the price of mixed concrete in this area some 50¢ a yard, which would have the effect of a major price raise in building construction in this area which, at present, enjoys a low per yard cost as compared to similar cities around the country, according to Mr. Muirhead.

DUDLEY JONES

Supervised
2/1/55

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January 17, 1955

Carl Graf, President
Moreland Commercial Club
6646 S.E. Milwaukie Avenue
Portland, Oregon

Dear Mr. Graf:

We are in receipt of your letter signed also by Mr. Thomas, Mr. Taylor and Mrs. McCormick representing your respective organizations, expressing your interest in the Oaks Park-Ross Island area as a possible site for the Exposition-Recreation Center.

We appreciate your interest in this matter and your letter will be brought to the attention of the Commission for their consideration.

Sincerely yours,

Alden F. Krieg
Executive Secretary

AK/jan

c.c. Thomas, Taylor, and McCormick

January 15, 1955

JGP
cc: JRR
cc: JRR
JRR

Mr. James Polhemus, Chairman
Recreation-Exposition Commission
623 Park Building
Portland, Oregon

Dear Mr. Polhemus:

It was with extreme pleasure that we read an announcement by the Portland Planning Commission last August that the Ross Island-Oaks Park site would be very suitable for Portland's recreation center, and in fact, was the No. 1 site on the commission's list. Therefore, our disappointment was very keen when news reached us recently that this area has not been submitted in its entirety for study by the Stanford Research Institute.

In a conference with Mr. Alden Krieg, executive secretary of the recreation commission, we learned that only Ross Island has been referred to the Stanford group for study.

While we are all anxious that Portland get the very best possible site for the center, at the same time we sincerely feel that the Oaks Park area, even with the exclusion of Ross Island, has the most advantages of any suggested.

Therefore, we take this means of requesting that the Oaks Park area, with or without Ross Island, receive the attention of the Stanford Research workers on a par with the investigation they have given other areas.

If, after a thorough investigation, and the publicizing of the pros and cons of the competing sites, the Oaks Park area proves impractical, you may be assured of our continued support and co-operation.

Very truly yours,

Carl Graf, President
Moreland Commercial Club
6646 S. E. Milwaukie Avenue

Carl Graf

Dent Thomas, President
Sellwood Business Club
8028 S. E. 13th Avenue

Dent Thomas

Leslie M. Taylor, President
Westmoreland Community Club
6805 S. E. Milwaukie Avenue

Leslie M. Taylor

Mrs. E. E. McCormick, President
Sellwood Community Club
1133 S. E. Miller Street

Mrs. E. E. McCormick

cc Portland City Council
City Planning Commission

The Port of Portland



P.O. Box 4099 • Portland 8, Oregon
Swan Island



COMMISSIONERS

W. L. WILLIAMS, PRESIDENT
L. H. HOFFMAN, VICE-PRESIDENT
ROBERT H. ATKINSON, TREASURER
PHILIP L. FIELDS, SECRETARY
E. F. DOYLE
EDWIN C. DWYER
EDMUND HAYES
CLYDE RAABE
FRANK M. WARREN, JR.

GENERAL MANAGER, JOHN J. WINN, JR.

August 30, 1954



Mr. James H. Polhemus
Electric Building
Portland 5, Oregon

Subject: Elevations on Ross Island

Dear Jim:

We are sending you herewith the only existing map we know of which covers the survey in November, 1948 of the mosquito breeding areas around Oaks Park and Ross Island. It gives a pretty fair indication of the elevations on Ross Island. After you have looked at this for your own information, please return it as we have no source for another copy, or the tracing.

If your engineers would wish to keep a copy, it would be quite all right for them to have it reproduced but, in any event, I will be in the "doghouse" until I turn this back to the drafting room.

Very truly yours,

THE PORT OF PORTLAND

J. P. Doyle
J. P. Doyle

JPD:mw
Encl. 1

SEP 8 1954

File