

Portland Planning and Sustainability Commission
1900 SW 4th Ave. Suite 7100
Portland, OR 97201

Portland Comprehensive Plan

I would like to comment of the recently released Economic Opportunities Analysis (EOA) and accompanying staff report. As previously stated Riverside Golf & Country Club opposes designation of portions of our property as Industrial Sanctuary. We believe the assumptions in the EOA regarding golf courses don't make a substantive argument in support of the conclusions.

In Chapter 4 there is a reference to a potential change at Riverside:

“While these golf courses could potentially remain in operation indefinitely, national market trends indicate an oversupply of golf courses in the coming years relative to population demographics, particularly in inner-city locations. Given these trends and continuing intensification of industrial development in the surrounding area, it is reasonable to expect potential reuse of these sites in the 2035 planning horizon and the proposed Comprehensive Plan proposal would accommodate that change.”

I take issue with these statements for several reasons. With regard to market trends, there are certainly market changes occurring which affect golf operations, both positively and negatively. Riverside has a number of inherent advantages:

1. A close-in location accessible to a large area population in Oregon and Washington.
2. A membership based operational model, which provides a more consistent cash flow than a traditional public use pay as you go course.
3. A growing Portland-area population.
4. A strong membership base.

So, while there has been a decline in courses nationally, one needs to look at individual circumstances.

The other aspect of the City's conclusion is that it would be likely for Riverside to convert in the next 20 years. I strongly reject that conclusion and don't believe it is supportable. If Riverside had been experiencing declining membership and severe financial hardship, I could understand the conclusion. On the contrary, we weathered the recession and are doing quite well. We are planning for the future and continue to make improvements to our facility. Our current membership is currently at 415 golfing members and 163 non-golfing members, for a total of 578. (Our golfing membership is considered full at 430.) A more appropriate strategy might be to relook at this issue later in the 20-year time frame, such as 2030-2035.


We are also concerned about how the City narrowed the list of candidate courses. We understand Colwood and Broadmoor as logical candidates. However, other potential Columbia Corridor courses were excluded based on owner desire, but not Riverside. The following table shows the six Columbia Corridor golf courses. In five of six cases the City agreed to landowner requests/desires. Only in the case of Riverside, did the City reject landowner desires. Three of the courses were excluded from the potential industrial land inventory, including the two City owned courses.



Course	Comprehensive Plan	City Recommendation
Colwood	Desired IS designation	Staff agreed
Broadmoor	Desired IS designation	Staff agreed
Columbia Edgewater	Requested no IS Designation	Staff agreed
Riverside	Requested no IS designation	City rejected
Heron Lakes – Greenback	Parks Bureau requested no IS designation	Staff agreed
Heron Lakes – Great Bl	Parks Bureau requested no IS designation	Staff agreed

In summary, Riverside does not agree with the economic conclusions relative to our situation and would respectfully request our removal from the Industrial Sanctuary designation.

Sincerely,



Paul Blaze
General Manager

Riverside Golf and Country Club

