

REPORT INDICATES COSTS INVOLVED IN PORT PROGRAM

More Than 1500 Acres of Land Are Included in Proposed Harbor Development Plan.

Portland has at three different times voted an aggregate of \$10,500,000 for public docks. A million dollars was authorized with which to equalize port charges. Millions from Portland's public fund have been used to deepen and maintain the channel to the mouth of the Willamette. From this point to the sea the government has taken care of the channel work.

But past projects pale before the port program proposed last week by the committee of fifteen and by it submitted to the city council and port and dock commission.

It proposes an expenditure of \$10,000,000 in the transformation of Mock's bottom, Swan Island, Guild's lake and the intervening water area into a turning and anchorage basin, sites for slips, piers and industries.

It proposes that the channel be moved from the east to the west side of Swan Island, that a causeway connect the head of Swan Island with the east shore and that what is now channel shall be made a still water basin.

TO RECLAIM AREAS

The committee proposes that half of Swan Island be removed, the spoil of the dredging incident to this work to be used in reclaiming industrial sites of Mock's bottom and Guild's lake. The remainder of Swan Island would then constitute a gigantic mole 500 feet long and 1087 feet wide, connected with the shore and furnished with rail trackage by means of the causeway before mentioned.

The reclaimed land thus obtained would be: Guild's lake, 888.29 acres; Swan Island, 153.2 acres; Mock's bottom, 483.3 acres; total, 1524.79 acres.

Having outlined the improvement, the committee of fifteen recommends the method of procedure:

First, the absorption of the dock commission by the port commission, members of both present bodies to serve on the new commission until by legislative action a new commission of nine members is created, the members of the port commission thereafter to be elected by the legislature.

Second, the transfer of title to present public docks, elevator and water terminal properties from dock commission to the port commission, the latter commission to be authorized to issue refunding bonds in order to retire outstanding bonds issued by the dock commission.

But it is also proposed by the committee, that pending the formal merger, the dock commission proceed with funds at its disposal to buy Swan Island. And that, also, the port commission proceed with negotiations for the acquisition of the Guild's lake and Mock's bottom properties by securing options covering the time precedent to the November election, 1920.

Third, the submission of a bill through the initiative at the November, 1920, election, codifying existing port bills and providing authority for the program proposed.

Fourth, that the committee of fifteen be authorized by resolution of the city council to carry into effect its own recommendations working in cooperation with the port and dock commissions.

The members of the committee of fifteen are: Emory Olmstead, P. C. Knapp, E. J. Jaeger, George H. Kelly, C. D. Bruun, J. H. Burgard, William Cornfoot, F. S. Doernbecher, C. C. Hindman, M. H. Houser, James B. Kerr, Ira F. Powers, Nathan Straus, J. E. Wheeler and Frank M. Warren.

ENGINEER REPORTS
A supplemental report by G. W. Boschke, consulting engineer of the commission, lists owners of Guild's lake, Mock's bottom and Swan Island properties, indicates the areas and the assessed valuations of the lands and the improvements.

The list reveals a total assessed valuation of \$1,743,525 for an aggregate 1524.79 acres of land and an assessed valuation of only \$1420 for the improvements on all this land.

In other words, the extensive tracts in the heart of the city and the heart of the harbor are waste land that experience has shown the city beyond the reach of private development and that have grown in value due exclusively to the development of contiguous property and the growth of the city.

The list of property owners, and assessed valuations of the commercial lands contained in the report on these two subjects, are as follows:

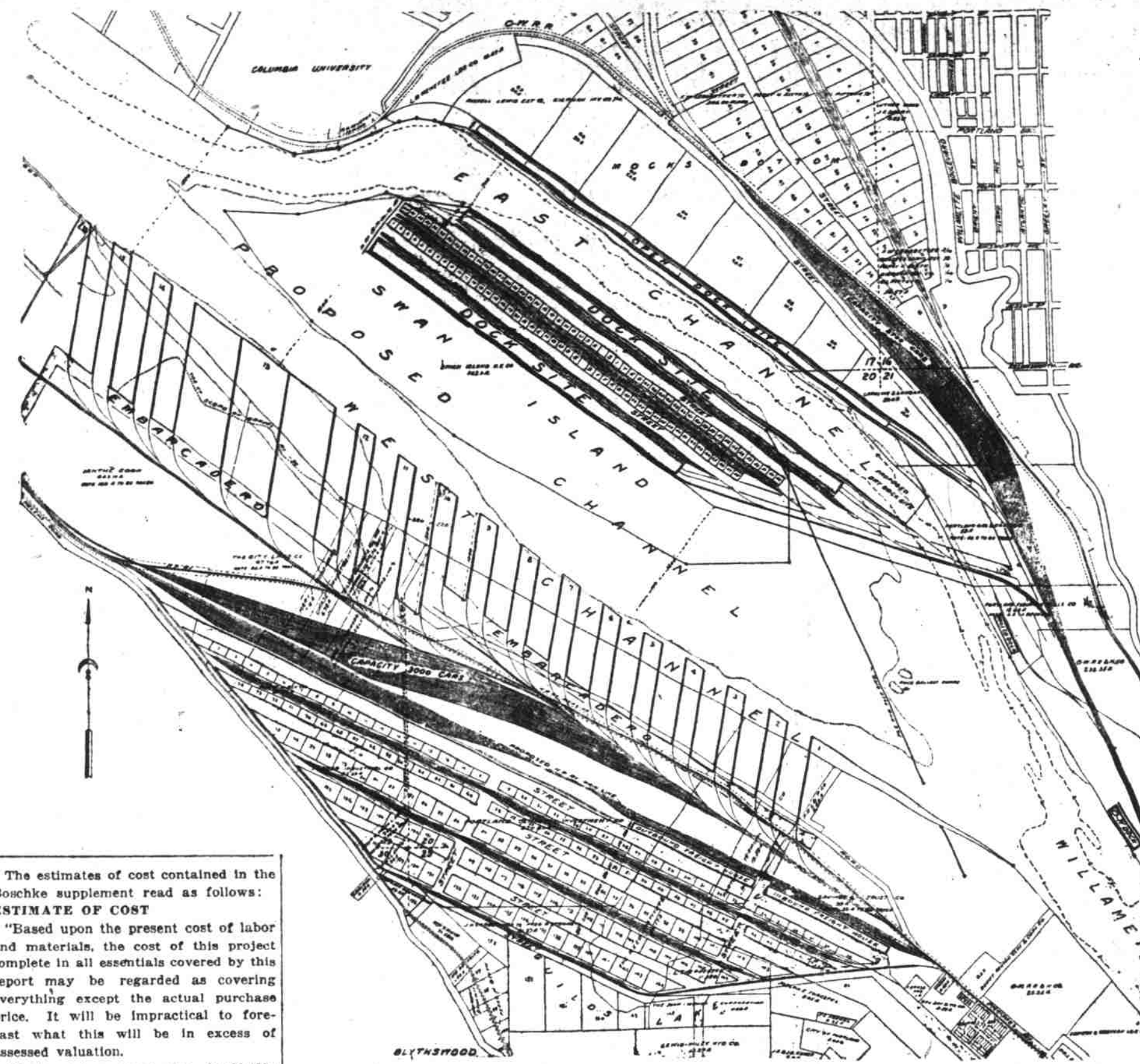
Guild's Lake		Assessed valuation.	Improvements.	Total.
Owner of record—	Acres.	180.	160.	180.
Iantho Cook	180.	180,000	160	180,000
The City Land	85.	78,500	200	78,700
Mary J. Woodruff	10.	4,500	50	4,550
Percy N. Blythe	28.46	28,450	50	28,500
Uass Investment Co.	6.98	8,270	...	8,270
Wilson, Margaret A., 10-16; Wm. C. 1-16; Ruby N. 1-16; J. H. 1-16; Helen N. 1-16; Margaret A. 1-16; Geo. D. 1-16; Woodward, Mary J., Unde. & Woodward, May S. Unde. & Woodward, Porter Industrial Co., 43-39	3.88	8,700	70	8,770
Nellis and Frank L. Smith, 43-39	14.13	17,100	100	17,200
B. E. Merges, & J. E. Smith, 43-39	43.39	43,400	200	43,600
P. L. Warren, & Portland Brick & Tile Co., 43-39	6.	7,900	350	7,950
Portland Terminal Invest. Co., 43-39	4.	2,850	...	2,850
The Reed Institute, 43-39	240.28	338,250	...	338,250
J. J. Corbett, Heirs, 43-39	58.17	113,875	100	113,775
Portland R. L. & P. Co., 43-39	2.69	14,500	...	14,500
J. E. Yeon, 43-39	33.00	165,000	...	165,200
Joseph E. Forestel, 43-39	27.60	125,500	100	125,600
P. E. Hoenen, 43-39	11.28	10,800	...	10,800
Theo. Geo. Kieran Corp., 43-39	0.95	1,500	...	1,500
Totals	788.39	\$1,182,125	\$1,420	\$1,183,545
Swan Island		267.90	80,000	90,000
Mock's Bottom		466.20	...	...
Totals		1524.49	\$1,743,525	\$1,744,945

Special attention is directed to the practical absence of improved valuation of the property to be acquired, amounting to about eight-tenths of 1 per cent of the total assessed valuation.

By reason of changes in the harbor lines there will be a small loss of dry land acreage in value of the ship channel from a navigation and harbor standpoint, of which the following is the statement:

Land lost by reason of dredging operations—

PROPOSED PLAN FOR PORTLAND HARBOR DEVELOPMENT



The estimates of cost contained in the Boschke supplement read as follows:

ESTIMATE OF COST

"Based upon the present cost of labor and materials, the cost of this project complete in all essentials covered by this report may be regarded as covering everything except the actual purchase price. It will be impractical to forecast what this will be in excess of assessed valuation.

"Real estate: West side, \$1,182,125; Swan Island, \$90,000; East side, \$471,400; Improvements, west side, \$1420; total, \$1,744,925.

"Dredging and shore work: Dredging 36,337.02 cubic yards of sand from channels and slips and depositing same on shore at 8 cents per cubic yard, \$2,906,966; removal of 3000 linear feet of present old dyke at \$4 per foot, \$12,000; removal of ballast dumps and gravel along present dyke, \$8000; removal of logs, wreckage, etc., along present dyke, \$3000; building new dyke, upstream side of causeway, 2000 linear feet at \$10 a foot, \$20,000; clearing and grubbing, \$18,000; total, \$2,956,966.

"Engineering and incidental expense about 2 per cent, \$54,089."

The sum of the figures above is \$4,805,000. It will be noted, of course, that the estimates of cost do not cover the cost of proposed improvements.

Urges Study of Plan

M. H. Houser, president of the Port of Portland commission, issued a statement Saturday, urging that the people of Portland study the \$10,000,000 port program, which has been submitted by the committee of fifteen to the city council and the port and dock commissions.

He made it clear that while he believes in an aggressive policy of port improvement, he is not committed to any definite plan, and is convinced the plan finally agreed upon should embody the declared wishes of the people who will foot the bill.

"The port program proposed is a big plan, and it should be studied deliberately and deeply," he said. "I, for one, am open to any suggestions or modifications. I want to hear from the people. We had to get started on something and to make a beginning. But I am not committed to any definite plan. I am in a receptive mood for suggestions."

Besides being president of the Port of Portland commission, Houser is a member of the committee of fifteen.

Nitrate Rates Unreasonable

Washington, March 27.—(U. N. S.)—The interstate commerce commission held to be unreasonable the rates on nitrate of soda imported from Chile through North Atlantic ports and destined to points in central territory.



Above—Map showing plan of harbor development that includes a west channel, the reclamation of industrial sites on Mocks bottom and Guilds lake through the removal of a portion of Swan Island, and docks and freight terminals as recommended by the committee of 15 in a ten million dollar project. Below—Airplane view of the harbor district affected by the proposed improvements.

Tired of Jail Life Prisoner Writes to Lawyer for Relief

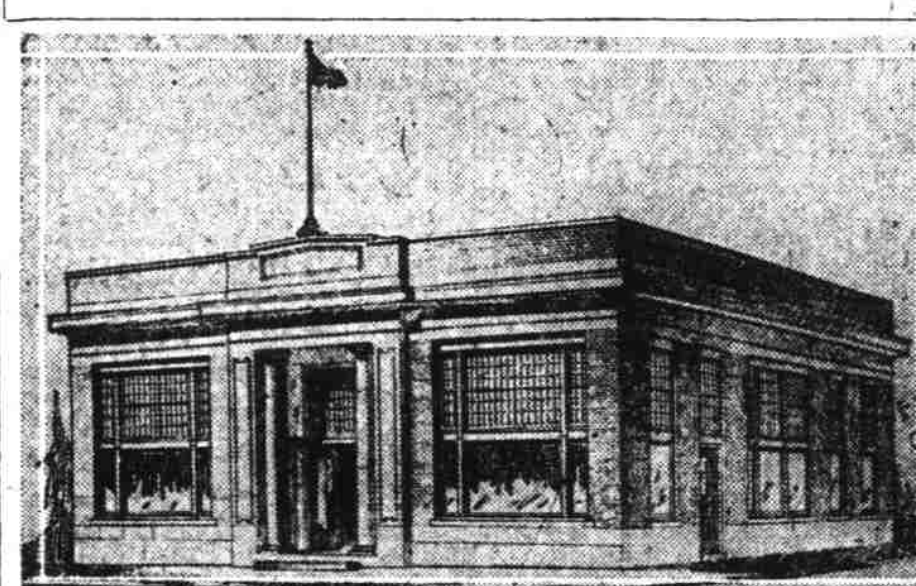
Sentenced to jail because he had stolen government checks, L. Perlow grew tired of prison life Wednesday and sent this epistle to Assistant United States Attorney Charles Reames, who prosecuted the case against him:

"Dear Sir Mr. Attorney Reames: Permit me to inform you that so I never know that at first day so checks ben stolen from milibox. Also I havy in my possession because I do not under stand where that checks belong. I am in jail probably for nothing and nine month too much for me. I Please your

very much Mr. Reames ask the court and give me one change in my life. that was be first and last I'll be whery stray from now. I am twenty five days on jail and I am whery hort that I please your Mr. Reames Help me because I know so your can. I will thank have long life."

Perlow, however, will have to serve his sentence.

NEW BANK BUILDING PLANNED



Contemplated structure at Ridgefield, Wash., which will cost \$20,000

During the coming summer the Ridgefield State bank, at Ridgefield, Wash., some 20 miles down the Columbia river from Portland, will build a \$20,000 new home. It is to be 50 by 50 feet and work will begin in April. The bank expects to occupy its new quarters by September. Local contractors will be given opportunity to bid on the construction. The architects are Roald & DeYoung of Portland and the contract

for the safe vaults has already been awarded to Boyd Hamilton. C. H. Greely, a farmer and business man of Ridgefield, is president of the bank; H. J. Potter, vice president, P. H. Bell, cashier and J. W. Blackburn, director. The bank was established in 1910 and it has grown so rapidly that its assets today are approximately \$250,000. It was formerly owned by Hartman & Thompson of Portland, but was later bought out by Ridgefield interests.

BIGELOW SEEKS TO SOLVE CITY'S GARBAGE PROBLEM

Portland Commissioner Makes Thorough Study of Different Systems Used to Dispose of Garbage.

Exhaustive study of the various methods of garbage disposal used by municipalities over the country with the idea of arriving at a permanent solution of the problem in Portland is being carried on by Commissioner Bigelow, in charge of the city incinerator at Guild's lake.

It will be several months, Bigelow says, before any definite conclusion can be reached as to disposal of Portland's garbage for future years. A bond issue of sufficient size to care for the extensive changes that will be necessary within the coming two years will be placed before the people at a regular election.

GARBAGE ON VACANT LOTS

It costs close to \$25,000 yearly to operate the present municipal incinerator, according to the 1919 report submitted by William G. Hilber, superintendent of the plant. The three turnouts consumed 34,746 tons of garbage and trash during the past year. Only 40 per cent of the garbage of the city goes to the city incinerator, Bigelow estimated. Vacant lots, gulches and ditches alongside various roads leading out of the city are mute but strong evidence where the greater portion of the remaining garbage is thrown, in Bigelow's opinion.

Each of 70 odd garbage men of the city clear close to \$4000 yearly, or \$280,000, in removing refuse, says Bigelow. Municipal collection of garbage is a possibility. Certainly a change in the present system, enlargement of the plant or the like, is necessary, he says, in view of the increasing population and additional garbage that is brought to the incinerator each month. Closing of private dumps to scavengers has added materially to the amount of refuse brought to the incinerator.

Fifteen cities in the United States feed their garbage to hogs, states a report from the Toledo Commerce club that Bigelow received during the past week. Twelve cities use the reduction process, seven cremate, 13 favor feeding the garbage to hogs, while nine believe that reduction in order to obtain grease and fertilizer is the most economical process.

Denver, Colo., eliminates the cost of collecting garbage by contracting with the Denver Hog Ranch company. Worcester, Mass., has operated a municipal piggery for the past 22 years. Washington, D. C., now uses the reduction process after experimenting with hog feeding and finding that it cost too much to transport the garbage to the piggery.

Indianapolis, Ind., and Schenectady, N. Y., spend \$170,000 annually for collection and disposal of their garbage. Lowell, Mass., spends \$417,653 yearly; Hartford, Conn., \$122,207.45; New Bedford, Mass., \$70,000, and Syracuse \$125,154.66.

Port Commission Of Astoria Seeks For Cheap Power

Astoria, March 27.—Cheaper electric power for manufacturing plants is a problem that the Port of Astoria commission is trying to solve. At the last meeting of the commission a letter from the Beaver Board company was read, in which the company indicated it will establish a plant here if it can secure about 6000 horsepower of electrical energy at a reasonable rate. The proposed plant would employ about 300 skilled men and its first unit would provide approximately 75 tons of freight for shipment daily.

W. H. Goodenough, who represented

Insanity Is Greater On Farms, He Says

Philadelphia, March 27.—(U. P.)—Rural schools are less up to date than dog kennels, Frank A. Beach of the Kansas state normal school declared at the national conference of musical supervisors here. Lack of balance in the daily routine of farmers has increased the insanity rate in rural districts, Beach declared.



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Special Train Will Bring Iowa Shriners Here to Convention

That the El Kahir temple of the Shrine at Cedar Rapids has chartered a special train and is looking forward with the keenest anticipation to the annual convention to be held in Portland, June 22-24, is the information received by Mrs. James Peacock, 330 Sixth street, and a former resident of Cedar Rapids, from her brother.

The Iowa Shriners will come to Portland on a special train with eight coaches, with a patrol and Shrine band. Other temples will be visited en route and the itinerary arranged so that the most beautiful sections of the country will be traveled over by day.

Chrome Men Hoping To Market Product

Baker, March 27.—Inquiries regarding chrome ore are reviving hopes at Canyon City that a market may be found for this metal. The inquiries are being received by former ore shippers, left by the armistice with expensive layouts that are lying useless. Gold prospects on Canyon mountain are reported to be showing excellent promise. A 174 foot shaft has been sunk by Curt & Anders, with development work at other mines in full progress.