

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF APPROVING) RESOLUTION NO. 01-3101B
THE BLUE LAKE REGIONAL PARK)
ECONOMIC FEASIBILITY STUDY AND) Introduced by Mike Burton, Executive Officer
FACILITY DESIGN CONCEPT)

WHEREAS, in July 1992, through Resolution No. 92-1637, the Metro Council adopted the Metropolitan Greenspaces Master Plan which identifies a desired “regional system of natural areas, open space, trails and greenways for wildlife and people”; and

WHEREAS, the Metropolitan Greenspaces Master Plan identifies Blue Lake Regional Park as a greenspace of regional significance; and

WHEREAS, the Metropolitan Greenspaces Master Plan calls for maintaining regionally significant greenspaces in accordance with master plans; and

WHEREAS, in December 1997, through Ordinance No. 97-0715B, the Metro Council adopted the Regional Framework Plan which directs Metro to continue to develop a Regional system of parks, natural areas, open spaces, trails and greenways (“Regional System”); and

WHEREAS, the Regional Framework Plan requires that master/management plans be developed for each component of the Regional System; and

WHEREAS, a Master Plan was developed for Blue Lake Regional Park in 1985; and

WHEREAS, since the Master Plan’s adoption, some of the recommended improvements were completed and others were not due to a lack of capital resources; and

WHEREAS, in the fall of 1997, Metro Council advised the Regional Parks and Greenspaces Department (“Department”) to conduct a scoping study to identify major issues and opportunities for updating the Blue Lake Regional Park Master Plan; and

WHEREAS, in the fall of 1999, the Department released a Request for Proposal and retained E.D. Hovee & Co. to provide economic analysis and facility design services for the Blue Lake Regional Park Master Plan update; and

WHEREAS, early and continuous public involvement activities were conducted throughout the study process; and

WHEREAS, the Blue Lake Regional Park Economic Feasibility Study and Facility Design Concept (see Exhibit "A") was available to interested public on July 25, 2001 for public review and comment; and

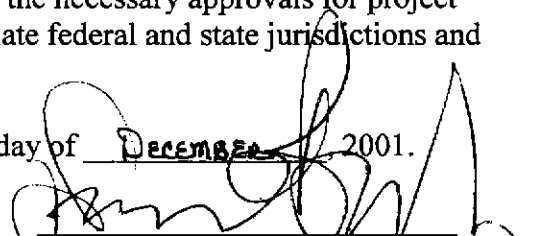
WHEREAS, on August 7, 2001 the Regional Parks and Greenspaces Advisory Committee ("RPAGAC") heard public testimony and voted unanimously to recommend Metro Council adoption of the final draft report with the following recommended changes:

1. Replace "implementation" with "design and development" (p. 36);
2. RPAGAC will review golf learning center design and development plans at key decision points;
3. Identify the Lake House, Environmental Education Shelter and Pavilion as potential locations for cultural and historical interpretation and live performance;
4. Metro will seek partners when developing interpretive themes and their implementation throughout the park;
5. Replace "Environmental Education Shelter" with "Education Shelter" (pg. 38);
6. Metro guarantees that development would only be considered if surface and sub-surface water quality and quantity standards are met; now, therefore,

BE IT RESOLVED,

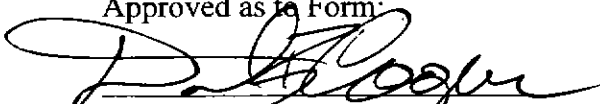
1. That the Metro Council approves the Blue Lake Regional Park Economic Feasibility Study and Facility Design Concept draft report in its entirety as attached in Exhibit A, with RPAGAC recommended changes identified in items 1-5 above.
2. Development and operation of project components identified in the Blue Lake Regional Park Study will comply with applicable surface and subsurface water quality standards. Metro shall seek appropriate opportunities to exceed those standards, including but not limited to, implementing its Integrated Pest Management program during and after construction of the project.
3. Metro Council directs staff to seek the necessary approvals for project implementation including appropriate federal and state jurisdictions and the City of Fairview.

ADOPTED by the Metro Council this 6th day of DECEMBER, 2001.

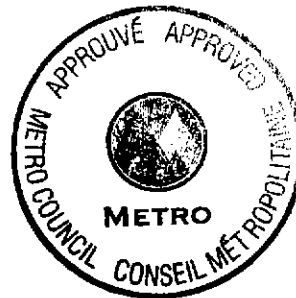


David Bragdon, Presiding Officer

Approved as to Form:



Daniel B. Cooper, General Counsel





**Blue Lake Regional Park
Draft Economic Feasibility Study
and Facility Design Concept**

June 2001



METRO
Metro Regional Parks
and Greenspaces Department

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF APPROVING) RESOLUTION NO. 01-3101A
THE BLUE LAKE REGIONAL PARK)
ECONOMIC FEASIBILITY STUDY AND) Introduced by Mike Burton, Executive Officer
FACILITY DESIGN CONCEPT)

WHEREAS, in July 1992, through Resolution No. 92-1637, the Metro Council adopted the Metropolitan Greenspaces Master Plan which identifies a desired “regional system of natural areas, open space, trails and greenways for wildlife and people”; and

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WHEREAS, on August 7, 2001 the Regional Parks and Greenspaces Advisory Committee ("RPAGAC") heard public testimony and voted unanimously to recommend Metro Council adoption of the final draft report with the following recommended changes:

1. Replace "implementation" with "design and development" (p. 36);
2. RPAGAC will review golf learning center design and development plans at key decision points;
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4. Metro will seek partners when developing interpretive themes and their implementation throughout the park;
5. Replace "Environmental Education Shelter" with "Education Shelter" (pg. 38);
6. Metro guarantees that development would only be considered if surface and sub-surface water quality and quantity standards are met; now, therefore,

BE IT RESOLVED,

1. That the Metro Council approves and adopts the Blue Lake Regional Park Economic Feasibility Study and Facility Design Concept draft report in its entirety as attached in Exhibit A, with RPAGAC recommended changes identified in items 1-5 above.
2. Development and operation of project components identified in the Blue Lake Regional Park Study will comply with applicable surface and subsurface water quality standards. Metro shall seek appropriate opportunities to exceed those standards, including but not limited to, implementing its Integrated Pest Management program during and after construction of the project.
3. Metro Council directs staff to seek the necessary approvals for project implementation including appropriate federal and state jurisdictions and the City of Fairview.

ADOPTED by the Metro Council this __ day of _____, 2001.

David Bragdon, Presiding Officer

Approved as to Form:

Daniel B. Cooper, General Counsel

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WHEREAS, in the fall of 1999, the Department released a Request for Proposal and retained E.D. Hovee & Co. to provide economic analysis and facility design services for the Blue Lake Regional Park Master Plan update; and

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BE IT RESOLVED,

1. That the Metro Council approves and adopts the Blue Lake Regional Park Economic Feasibility Study and Facility Design Concept draft report in its entirety as attached in Exhibit A, with RPAGAC recommended changes identified in items 1-5 above.
2. Development and operation of project components identified in the Blue Lake Regional Park Study will comply with applicable surface and subsurface water quality standards. Metro shall seek appropriate opportunities to exceed those standards, including but not limited to, implementing its Integrated Pest Management program during and after construction of the project.~~Direct staff to work with the affected water providers and relevant agencies to ensure that project implementation will protect surface and groundwater resources.~~
3. Metro Council directs staff to seek the necessary approvals for project implementation including appropriate federal and state jurisdictions and the City of Fairview.

ADOPTED by the Metro Council this ___ day of _____, 2001.

David Bragdon, Presiding Officer

Approved as to Form:

Daniel B. Cooper, General Counsel

Staff Report

CONSIDERATION OF RESOLUTION NO. 01-3101A FOR THE PURPOSE OF APPROVING THE BLUE LAKE REGIONAL PARK ECONOMIC FEASIBILITY STUDY AND FACILITY DESIGN CONCEPT

Date: November 21, 2001

Presented by:

**Charles Ciecko
Heather Nelson Kent
Jane Hart**

DESCRIPTION

Resolution No. 01-3101A, requests approval of the Blue Lake Regional Park Economic Feasibility Study and Facility Design Concept (feasibility study). If Council approves the feasibility study, staff would seek viable project partners and conduct further research and analysis to develop the proposed implementation strategy.

EXISTING LAW

The Metropolitan Greenspaces Master Plan, adopted by Metro Council via resolution No. 92-1673 in 1992, identified Blue Lake Regional Park as a greenspace of regional significance and calls for maintaining regionally significant greenspaces in accordance with a master plan. The Regional Framework Plan, adopted by Metro Council via Resolution No. 97-715B, Chapter 3, section 3.3.6, requires that Metro develop master / management plans for each component of the regional system of parks, natural areas, open spaces, trails and greenways (Regional System).

BACKGROUND

Blue Lake Regional Park has been in operation since the 1930's and is a well-established regional recreation destination that is loved for its traditional uses such as family picnics and swimming in Blue Lake. The park also provides valuable habitat for migrating waterfowl and wildlife and has rich links to Native American and Lewis and Clark history.

A master plan was developed for Blue Lake Regional Park in 1985 by Multnomah County. Since the master plan's adoption, some of the recommended improvements were completed while others were not, due to a lack of capital resources. This study provided Metro its first opportunity (since the park was transferred to Metro in 1994) to look toward the future of the park and make conscious decisions about how the park should function as a component of the Regional System.

In the fall of 1997, Metro Council advised the Department to prepare a scoping report to identify major issues and opportunities and develop potential policy options for updating the park's master plan. Based on the scoping report, and the direction received from the Metro Council, the following goals guided the update of the Master Plan:

- Continue serving a wide range of family and group activities
- Maintain the open landscape of the park and improve the natural resource areas for wildlife
- improve the lakefront experience and restore riparian habitat
- interpret unique natural, cultural and historic resources of the park
- increase operations and maintenance efficiencies and significantly reduce the operating expenses of the park.
- seek and cultivate public and private partnerships
- project implementation will reflect Metro's ethic of environmental stewardship.

In November 1999, following a competitive bid process, Metro retained the services of the economic consulting firm E.D. Hovee & Co. to assess existing facilities, infrastructure, and operations and maintenance and then develop a concept design for park facilities and determine the economic feasibility of the potential park upgrades. A summary of the proposed park improvements is provided in Attachment 1.

Public involvement activities conducted throughout the study included establishment of a 15 person independent project advisory committee, a statistically valid public opinion survey, 25 stakeholder interviews representing a diverse cross-section of park users, alternatives review by a 20 person expert business panel, two open houses at the park, a briefing to the Fairview City Council, several informal updates to Metro Council, informal updates and a park tour for the Regional Parks and Greenspaces Advisory Committee (RPAGAC), and radio, television and print coverage throughout the process. On July 10, 2001 the project advisory committee voted in favor of the preliminary feasibility study based on text revisions which were included in the feasibility study prior to its public release. Five public comment letters were received during the three week public comment period for the feasibility study (see attachment 2 for a summary of public comments).

REGIONAL PARKS & GREENSPACES ADVISORY COMMITTEE (RPAGAC) RECOMMENDATION

On August 7, 2001 the RPAGAC voted unanimously in favor of the feasibility study, with the following recommended changes:

1. Replace "implementation" with "design and development" (p. 36).
2. RPAGAC will review golf learning center design and development plans at key decision points.
3. Identify the Lake House, Environmental Education Shelter and Pavilion as potential locations for cultural and historical interpretation and live performance.
4. Metro will seek partners when developing interpretive themes and their implementation throughout the park.
5. Replace "Environmental Education Shelter" with "Education Shelter" (pg. 38).
6. Metro guarantees that development would only be considered if surface and sub-surface water quality and quantity standards are met.

Staff recommends that items 1-5 above be incorporated "as is" into the final report and that item 6 be revised to better reflect Metro's strong ethic of environmental stewardship. Item 6 above refers to protection of an aquifer utilized by the Interlachen Homeowner's Association and the City of Portland Water Bureau as a municipal water supply. At this time there is no reason to believe that design, construction or operation of the proposed facilities would negatively impact nearby surface or groundwater resources. Nonetheless, Metro will seek opportunities to exceed applicable surface and groundwater water quality standards, including but not limited to, implementing its Integrated Pest Management (IPM) program during and after construction of project components. Towards this end, the proposed resolution (resolved # 2) requires Metro to comply with applicable surface and subsurface water quality standards during project development and operation, and to seek opportunities to exceed those standards, including but not limited to, implementing Metro's IPM program.

BUDGET IMPACT

The preliminary estimated cost for park upgrades, new facilities and natural resource improvements is \$11.9 million. The cost estimate does not include the cost of developing the proposed golf learning center, youth destination center, or the Blue Lake Store since these facilities are expected to be funded from non-Metro resources.

No general fund support is requested to implement the proposed park improvements. The cost of new facilities and reducing the operating deficit from approximately 40% to 25% can be financed through bonds repaid from a combination of park-related revenue sources including:

- Additional revenues anticipated from new proposed facilities, especially the golf learning center.
- Cost savings made possible from upgraded facilities, operations and maintenance efficiencies and contracting with a master park concessionaire.

The feasibility study is a necessary marketing tool to attract future partners and secure financing for project implementation. The approval of the feasibility study does not approve a funding package. Prior to any funding strategy being implemented, Metro Council approval will be required. This feasibility study recommends that the improvements be phased in over the course of 6 to 8 years.

OUTSTANDING QUESTIONS

Land Use Review: New facilities proposed in the feasibility study will be subject to land use review by the City of Fairview and environmental review from federal, state and local agencies.

EXECUTIVE OFFICER'S RECOMMENDATION

That Council recommends passage of Resolution 01-3101A, For the Purpose of Approving the Blue Lake Regional Park Economic Feasibility Study and Facility Design Concept.

ATTACHMENT 1

BLUE LAKE REGIONAL PARK PREFERRED CONCEPT COMPONENTS

The proposed park improvements listed below will allow Metro to continue to provide safe, quality recreation experiences for the region's public, enhance and protect wildlife habitat, reduce operating expenses and meet the changing needs of the current and future park users.

I. General Park Upgrade

a) Park Support Structures

- New fee booth/gatehouse at park entry
- Improved directional signage throughout park
- Replace central restroom
- Upgrade existing restrooms
- Upgrade existing picnic shelters
- Replace cook stations along waterfront area

b) Park Infrastructure Improvements

- Convert manual irrigation to automatic
- Expand park trail system around park perimeter
- Enhance landscape and restore habitat
- Upgrade utilities including heat, electrical service and water system

II. New Recreational Facilities and Services

- Picnic Shelter (250 person capacity)
- Water Play Area
- Youth Destination Center
- Golf learning Center
- Environmental Education Shelter and Kiosk
- Blue Lake Store
- Lake Center Plaza and Pavilion
- New and expanded Lake House

ATTACHMENT 2

SUMMARY OF PUBLIC COMMENTS RECEIVED ON THE FEASIBILITY STUDY

Date	Name	Comment / Concern
7/27/01	The Walkers / Interlachen neighbors	Liked the comprehensive approach; support restroom and shelter upgrades, golf learning center, new Lake House, Lakefront Plaza, Education Shelter, trails and Wildlife habitat improvements.
7/30/01	Ms. Linda Williams / for Interlachen PUD	Concerned about protecting the surface and groundwater resources in the vicinity of the park and potential traffic impacts from project implementation.
8/2/01	J.L. Rasmusson / Citizen	Believe there is an adequate supply of golf courses in the area and that indoor tennis courts are more needed.
8/13/2001	Mr. Stan Saunders / Represents a club of 50 senior golfers	Supports the golf learning center. Would like course to be rated by Oregon Golf Association.
8/20/01	Mr. Ron Buel / Expert Business Panel member	Would like to see a 180-person lodging / restaurant facility as part of the preferred concept.

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF APPROVING) RESOLUTION NO. 01-3101
THE BLUE LAKE REGIONAL PARK)
ECONOMIC FEASIBILITY STUDY AND) Introduced by Mike Burton
FACILITY DESIGN CONCEPT) Executive Officer

WHEREAS, In July 1992, through Resolution No. 92-1637, the Metro Council adopted the Metropolitan Greenspaces Master Plan which identifies a desired "regional system of natural areas, open space, trails and greenways for wildlife and people"; and

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WHEREAS, A Master Plan was developed for Blue Lake Regional Park in 1985; and

WHEREAS, Since the Master Plan's adoption, some of the recommended improvements were completed and others were not due to a lack of capital resources; and

WHEREAS, In the fall of 1997, Metro Council advised the Regional Parks and Greenspaces Department (Department) to conduct a scoping study to identify major issues and opportunities for updating the Blue Lake Regional Park Master Plan; and

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WHEREAS, Early and continuous public involvement activities were conducted throughout the study process; and

WHEREAS, The Blue Lake Regional Park Economic Feasibility Study and Facility Design Concept (see Exhibit A) was available to interested public on July 25, 2001 for public review and comment; and

WHEREAS, On August 7, 2001 the Regional Parks and Greenspaces Advisory Committee (RPAGAC) heard public testimony and voted unanimously to recommend Metro Council adoption of the final draft report with the following recommended changes :

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5. Replace "Environmental Education Shelter" with "Education Shelter" (pg. 38)
6. Metro guarantees that development would only be considered if surface and sub-surface water quality and quantity standards are met; now, therefore,

BE IT RESOLVED,

1. That the Metro Council approves and adopts the Blue Lake Regional Park Economic Feasibility Study and Facility Design Concept draft report in its entirety as attached in Exhibit A, with RPAGAC recommended changes identified in items 1-5 above.
2. Direct staff to work with the affected water providers and relevant agencies to ensure that project implementation will protect surface and groundwater resources.
3. Metro Council directs staff to seek the necessary approvals for project implementation including appropriate federal and state jurisdictions and the City of Fairview.

ADOPTED by the Metro Council this ____ day of _____, 2001.

David Bragdon, Presiding Officer

Approved as to Form:

Daniel B. Cooper, General Counsel

For Copies of Exhibit A, please
contact Jane Hart in Parks Dept.



**Blue Lake Regional Park
Draft Economic Feasibility Study
and Facility Design Concept**

June 2001



METRO
Metro Regional Parks
and Greenspaces Department

Staff Report

CONSIDERATION OF RESOLUTION NO. 01-3101 FOR THE PURPOSE OF APPROVING THE BLUE LAKE REGIONAL PARK ECONOMIC FEASIBILITY STUDY AND FACILITY DESIGN CONCEPT

Date: August 16, 2001

Presented by:

**Charles Ciecko
Heather Nelson Kent
Jane Hart**

DESCRIPTION

Resolution No. 01-3101, requests approval of the Blue Lake Regional Park Economic Feasibility Study and Facility Design Concept (feasibility study). If Council approves the feasibility study, staff would seek viable project partners and conduct further research and analysis to develop the proposed implementation strategy.

EXISTING LAW

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A master plan was developed for Blue Lake Regional Park in 1985 by Multnomah County. Since the master plan's adoption, some of the recommended improvements were completed while others were not, due to a lack of capital resources. This study provided Metro its first opportunity (since the park was transferred to Metro in 1994) to look toward the future of the park and make conscious decisions about how the park should function as a component of the Regional System.

In the fall of 1997, Metro Council advised the Department to prepare a scoping report to identify major issues and opportunities and develop potential policy options for updating the park's master plan. Based on the scoping report, and

the direction received from the Metro Council, the following goals guided the update of the Master Plan:

- Continue serving a wide range of family and group activities
- Maintain the open landscape of the park and improve the natural resource areas for wildlife
- improve the lakefront experience and restore riparian habitat
- interpret unique natural, cultural and historic resources of the park
- increase operations and maintenance efficiencies and significantly reduce the operating expenses of the park.
- seek and cultivate public and private partnerships
- project implementation will reflect Metro's ethic of environmental stewardship.

In November 1999, following a competitive bid process, Metro retained the services of the economic consulting firm E.D. Hovee & Co. to assess existing facilities, infrastructure, and operations and maintenance and then develop a concept design for park facilities and determine the economic feasibility of the potential park upgrades. A summary of the proposed park improvements is provided in Attachment 1.

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REGIONAL PARKS & GREENSPACES ADVISORY COMMITTEE (RPAGAC) RECOMMENDATION

On August 7, 2001 the RPAGAC voted unanimously in favor of the feasibility study, with the following recommended changes:

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5. Replace "Environmental Education Shelter" with "Education Shelter" (pg. 38).
6. Metro guarantees that development would only be considered if surface and sub-surface water quality and quantity standards are met.

Staff recommends that items 1-5 above be incorporated into the final report.

Item 6 above refers to protection of an aquifer utilized by the Interlachen Homeowner's Association and the City of Portland Water Bureau as a municipal water supply. Several of the goals that guided development of this concept plan reflect Metro's strong ethic of environmental stewardship. At this time there is no reason to believe that design, construction or operation of the proposed facilities would negatively impact nearby surface or groundwater resources. Staff believes that the best way to address surface and groundwater protection is to work with the affected water providers and relevant agencies to assure that project implementation will not adversely affect surface or groundwater resources. Towards this end, the proposed resolution (item 2) directs staff to work with the affected water providers and relevant agencies to protect surface and groundwater resources in the implementation of this plan.

BUDGET IMPACT

The preliminary estimated cost for park upgrades, new facilities and natural resource improvements is \$11.9 million. The cost estimate does not include the cost of developing the proposed golf learning center, youth destination center, or the Blue Lake Store since these facilities are expected to be funded from non-Metro resources.

No general fund support is requested to implement the proposed park improvements. The cost of new facilities and reducing the operating deficit from approximately 40% to 25% can be financed through bonds repaid from a combination of park-related revenue sources including:

- Additional revenues anticipated from new proposed facilities, especially the golf learning center.
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The feasibility study is a necessary marketing tool to attract future partners and secure financing for project implementation. The approval of the feasibility study does not approve a funding package. Prior to any funding strategy being implemented, Metro Council approval will be required. This feasibility study recommends that the improvements be phased in over the course of 6 to 8 years.

OUTSTANDING QUESTIONS

1. Land Use Review: New facilities proposed in the feasibility study will be subject to land use review by the City of Fairview and environmental review from federal, state and local agencies.

EXECUTIVE OFFICER'S RECOMMENDATION

That Council recommends passage of Resolution 01-3101, For the Purpose of Approving the Blue Lake Regional Park Economic Feasibility Study and Facility Design Concept including incorporation of RPAGAC recommended changes 1-5 into the adopted plan.

ATTACHMENT 1

BLUE LAKE REGIONAL PARK PREFERRED CONCEPT COMPONENTS

The proposed park improvements listed below will allow Metro to continue to provide safe, quality recreation experiences for the region's public, enhance and protect wildlife habitat, reduce operating expenses and meet the changing needs of the current and future park users.

I. General Park Upgrade

a) Park Support Structures

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b) Park Infrastructure Improvements

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II. New Recreational Facilities and Services

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8/13/2001	Mr. Stan Saunders / Represents a club of 50 senior golfers	Supports the golf learning center. Would like course to be rated by Oregon Golf Association.
8/20/01	Mr. Ron Buel / Expert Business Panel member	Would like to see a 180-person lodging / restaurant facility as part of the preferred concept.