## METRO REGIONAL PARKS AND GREENSPACES ADVISORY COMMITTEE (RPAGAC) MEETING NOTICE

Date: Tuesday, April 7, 1998

Time: 6:00PM - 7:30PM

Place: Metro Regional Center, 600 NE Grand Ave, Portland Room 270

#### **AGENDA**

I. Introductory comments and announcements (5 minutes)

II. Open Spaces Acquisition Update-quarterly report (Jim Desmond) (10 minutes)

- III. Open spaces 3rd anniversary ad presentation (Amy Kirschbaum) (15 minutes) Committee review and recommendation
- IV. Blue Lake Regional Park Preliminary Master Plan concepts (Jim Walsh, Julie Weatherby) (60 minutes) Committee discussion

Jim Desmond, Manager of the Open Spaces Division, will review the highlights of the land acquisition effort in a quarterly report ending March 31, 1998. Issues, trends and strategies also will be discussed.

The 3rd anniversary of the Open Spaces, Parks and Streams bond measure is May 16, 1998. Amy Kirschbaum will present an idea for a community ad.

Blue Lake Regional Park will be subject to a public master planning process in the near future. Work has begun to scope out the possibilities for this 185-acre park in east Multnomah County. Jim Walsh (Walsh & Associates) and Julie Weatherby will present an overview of the park's present uses and preliminary concepts for future improvements and services. The committee will have an opportunity to discuss and comment on the draft concepts and consider the next steps in the master planning process.

Next RPAGAC meeting will be on May 5, 1998, Metro Regional Center, Room 270.

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Date: April 1, 1998

To: Metro Councilors Executive Officer

From: Charles Ciecko, Director, Regional Parks and Greenspaces Department AD Jim Desmond, Manager, Open Spaces Acquisition Division

Subject: Quarterly Report - Open Spaces Bond Measure

#### Period Covered: January 1 to March 31, 1998

Pursuant to the Open Spaces Implementation Work Plan, the Executive Officer or his designee is required to prepare and present a quarterly update to the Council summarizing activity in each of the target areas. The Executive Officer has asked the Regional Parks and Greenspaces Department to prepare the summary which follows.

#### **Acquisition**

Total to date: % of 6,000-acre goal:	3,189.07 53%	acres acquired	93 acquisitions
FY95-96: FY96-97:	936.07 1,416.63	acres acquired acres acquired	16 acquisitions 44 acquisitions
FY97-98 first quarter: FY97-98 second quarter: FY97-98 third quarter:	166.34 398.30 <b>271.73</b>	acres acquired acres acquired acres acquired	8 acquisitions 13 acquisitions <b>12 acquisitions</b>
FY97-98 total to date:	836.37	acres acquired	33 acquisitions
FY97-98 goal per work plan and budget:	1,195	acres	

(Third quarter acquisitions are highlighted in **bold** type)

Beaver Creek: goal: up to 8 miles of greenway; 0% of allocated dollars

• 30 acres: McKeel (donation of conservation easement)

Clackamas River Greenway: goal: up to 8 miles of greenway; 7% of allocated dollars
48.88 acres: Hooton

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Clear Creek: 115% of acre goal; 79% of allocated dollars

- 18.92 acres: Wallace
- 342.02 acres: Goheen
- 32 acres: Lewis

Columbia River Shoreline: 231% of acre goal; 35% of allocated dollars

- Final 1/6 interest in privately-owned portion of Government Island (\$50,000 contributed by the Oregon State Marine Board)
- 219.41 acres: 5 separate interests in 5/6 of the privately-owned portion of Government Island.

Cooper Mountain: 48% of acre goal; 133% of allocated dollars

- 51.9 acres: Kumler (3 separate transactions)
- 30 acres: West Oregon Nursery
- 121.5 acres: Cooper Mountain Joint Venture

East Buttes/Boring Lava Domes: 38% of acre goal; 41% of allocated dollars for East Buttes/Boring Lava Domes; 34% of Options allocated dollars

- 67.02 acres: Chia Development Corporation
- 51.1 acres: The Trust for Public Land (Campbell)
- 2.5 acres: Nicholson
- 1.5 acres: Garrison
- 3 acres: Featherston (\$18,750 contributed by the City of Portland)
- 1.06 acres: Walters (\$22,500 contributed by the City of Portland)
- 1.79 acres: Schultz (\$13,750 contributed by the City of Portland)
- 43 acres: Burt
- 5 acres: Holbrook
- 5 acres: Yonemura
- 5 acres: Menard
- 19 acres: Jenne Butte (\$202,000 contributed by the City of Gresham)

Fanno Creek Greenway: goal: up to 12 miles of greenway; 26% of allocated dollars

- 2.15 acres: Arcon Group, Inc.; Heritage Properties, Inc. (\$64,500 contributed by the City of Portland and \$3,000 donation from a neighbor)
- 0.86 acres: Edwards (\$11,500 contributed by the City of Portland)
- 6.8 acres: Lowery
- 3.24 acres: Kenny (\$100,000 contributed by the City of Portland and Multnomah County)
- 2.14 acres: Shiels (\$100,000 contributed by THPRD)

Forest Park: 113% acre goal; 45% allocated dollars

- 0.55 acres: Martin
  - 1.13 acres: Gebhart
  - 35 acres: Tom Moyer Theatres
  - 7.52 acres: Friends of Forest Park
  - 4.12 acres: Wilson
  - 3.1 acres: Voss
  - 3.3 acres: Norvich/Miller
  - 3.08 acres: Rivera

Forest Park (continued)

- 31.41 acres: Thomas
- 152.05 acres: Kent
- 115 acres: J.J. & Associates
- 1.7 acres: Portland Area Camp Fire Council
- 4.75 acres: Wyatt

Gales Creek: 27% of acre goal: 30% of allocated dollars

- 112.5: Epler
- 51 acres: Duyck
- 4 acres: F & C, Inc.
- 43.11 acres: AMT Resources, Inc.

Newell Creek: 34% of acre goal; 57% of allocated dollars

- 2.85 acres: Switzer
- 2.9 acres: Martin
- 6.11 acres: Wells Fargo Bank
- 4.7 acres: Rivergate Development Co.
- 5 acres: Chapin
- 8.72 acres: Durant
- 13.49 acres: Welsh Family Trust (Newell Crest Joint Venture #2)
- 8.4 acres: Emerson
- 3.5 acres: Newell Crest Joint Venture
- 1.38 acres: Spencer
- 3.96 acres: VanDerWerf
- 9.16 acres: McEwen
- 45 acres: Northridge Development
- 10. 47 acres: Younger

## Peninsula Crossing Trail: no acre goal; 9% of Willamette Cove Target Area allocated

dollars

• 1.46 acres: Hill

Rock Creek: 14% of acre goal; 46% of allocated dollars

- 20.37 acres: Nofziger
- 7.78 acres: Holscher
- 4.95 acres: Courtney
- 5.3 acres: Ehler
- 3.11 acres: Sneddon

Sandy River: 54% of acre goal; 36% of allocated dollars

- 4.7 acres: Russ
- 57.1 acres: Dorsey/Zeisler
- 20.59 acres: Rotter
- 158.11 acres: Spencer
- 39.85 acres: J.J. & Associates
- 160 acres: Elhart

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Tonquin Geologic Area: 49% of acre goal; 28% of allocated dollars; 4% of Options allocated dollars

- 27.3 acres: Keys/Taylor •
- 28.19 acres: The Trust for Public Land (Lucille Beck)
- 57.68 acres: The Trust for Public Land (Coffee Lake)
- 22.05 acres: Richen/Stefan

Tryon Creek Linkages: 115% of acre goal; 66% of allocated dollars

- 0.17 acres: Victory Fellowship
- 11 acres: Lindstrom
- 9.6 acres: Tree Products Enterprises/Foley
- 2.24 acres: Jensen (\$50,000 contributed by the City of Portland) **é**

Tualatin River Greenway: 103% of acre goal; 51% of allocated dollars

- 6.25 acres: White
- 147.81 acres: Morand
- 6.19 acres: Tolbert
- 114 acres: Stahlke

Willamette River Greenway: 40% of acre goal; 31% of Willamette River Greenway allocated dollars; 21% of Options allocated dollars

- 45 acres: Whittle (Multnomah Channel)
- 20.16 acres: Nored (Willamette Narrows)
- 39 acres: MGD Properties (Canemah Bluff)
- 20.89 acres: Windsor Development, Inc. (Willamette Narrows)
- 116 acres: The Vernon Company (Multhomah Channel)
- 148 acres: Hegele (Multnomah Channel)
- 22.48 acres: Del-mar Investments, Inc. (Canemah Bluff)
- 27 acres: Trust for Public Land (Willamette Cove)

Option Properties: 34% of Options allocated dollars (Total Options allocated dollars spent is 94%)

- 5.07 acres: Whitaker Ponds Klein
- 18.8 acres: Marguam Woods The Trust For Public Land (\$140,000 contributed by the City of Portland)

#### **Due Diligence**

Completed due diligence on all closed properties listed above; commenced due diligence on 15-20 additional properties currently under option, being negotiated or otherwise under consideration for acquisition.

#### Staffing

Senior Real Estate Negotiator Nancy Chase returned to Open Spaces full time after serving nine months as Acting Manager of Parks Planning and Capital Development. In late February, Open Spaces enlisted William Eadie to assist as a temporary, part-time real estate negotiator to increase acquisition efforts.

#### Peninsula Crossing Trail

More than 100 neighbors, children, students and local officials attended the Peninsula Crossing Trail groundbreaking ceremony on March 17 at the south end of the trail corridor. Metro Executive Officer Mike Burton and Metro Councilor Ed Washington spoke at the event. Trail construction began in February, and the sidewalks on Columbia Boulevard have been completed. Construction has started on the sidewalks on North Portsmouth Avenue north of Columbia Boulevard, and trail construction has begun on Carey Boulevard on the segment from Fessenden Street south to Lombard Street.

Open Spaces created a bulletin board in the Open Spaces reception area (in the Metro Center first floor south door entryway) to display photos of the weekly trail construction progress.

The final design for the public art along the trail was approved by a committee of artists, Portland Parks staff, a neighborhood representative and Metro staff. In consultation with Portland Parks staff, Metro staff are designing trail signs.

The North Portland Road segment of the trail will be designed and built as a separate phase. The intergovernmental agreement (IGA) with Oregon Department of Transportation and Portland Department of Transportation for that second phase is in a preliminary draft. Construction cannot begin until that IGA is approved. This segment will connect the trail from the Portland Bureau of Environmental Services wastewater treatment site to the Columbia River.

#### **OMSI to Springwater Corridor Trail**

Metro staff continues to work with Portland General Electric/Enron to finalize the survey of the corridor along the east bank of the Willamette from just north of the Ross Island Bridge to the Sellwood Bridge. As soon as the legal description is approved by both parties and the title company, Metro will close on the purchase of the underlying fee interest from Portland General Electric/Enron. Negotiations with the operator of the East Portland Traction Company continue.

#### Media Events/Tours/Press Releases

Jan. 1998	Press release and media tour (in Dec. 1997): 67 acres at Mt. Talbert. Resulted in expansive media coverage (print and electronic).
March 1998	Local print and electronic media coverage of Peninsula Crossing Trail groundbreaking event (see description of event above).
March 1998	Local print media coverage of Washington County and Tigard Local Share ribbon cutting ceremony on Bull Mountain, attended by Metro Presiding Officer Kvistad.

Public Outreach	
Jan. 1998	Metro's stream and floodplain protection plan workshops. Open spaces staff staffed a booth. Approximately 250 people attended at four workshops.
Jan. 1998	Slide show presentation at Metro Regional Environmental Management staff meeting (Jim Desmond). 30 people attended.
Feb. 1998	Slide show presentation at Robinwood neighborhood association in West Linn. (Jim Desmond) 35 people attended.
Feb. 1998	Slide show presentation at Metro Parks (Operations and Maintenance) field staff meeting (Jim Desmond) at Blue Lake Park.
Feb. 1998	Slide presentation to Planning Institute of Paris, France (Jim Desmond and Portland Parks and Recreation Bureau representatives).
Feb. 1998	Tualatin Valley Cable Access ("Metro Matters" show) with Presiding Officer Jon Kvistad. Open spaces slide show presentation and appearance by Charles Ciecko.
Feb. 1998	Clackamas County cable access TV show with Nancy Chase and Diane Kean Campbell of NCPRD discussing the Mt. Talbert purchase.
Feb. 1998	Springwater Corridor Trail community design workshop with Portland Parks and Recreation for new trail in east Multnomah County (Mel Huie). 15 people attended.
Feb. 1998	Booth at Tualatin Basin Winter Conference, Portland Community College, Rock Creek Campus (Barbara Edwardson). 80 people attended.
Feb. 1998	Home and garden show at EXPO. Open Spaces materials at Metro and Friends of Forest Park booths.
March 1998	Display and slide presentation at the Tryon Creek Watershed Fair (Barbara Edwardson).
March 1998	Presentation and display at a Conservation Alternatives Workshop (Tim McNeil).
March 1998	Peninsula Crossing Trail newsletter ("Open Spaces Update"). Distributed approximately 2,000 copies, mostly by direct mail.

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#### Public Outreach (continued)

March 1998	Slide presentation to Hector Campbell Milwaukie neighborhood association (Jim Desmond). 30 attended.
March 1998	Feature story in MetroLink newsletter, distributed to Metro employees and a list of city/county elected officials and some citizens (1,500 total distribution).
March 1998	Front page story and photo in the Oregon Wetlands Joint Venture newsletter about Metro's acquisition of wetlands along Multnomah Channel. 20,000 copies distributed.

#### **Community/Special Events**

March 1998 Metro Council presentation/acknowledgment of a conservation easement by Dr. Mike McKeel (Beaver Creek Canyon target area).

March 1998 Ribbon cutting ceremony on Bull Mountain in Tigard with Metro Council Presiding Officer Jon Kvistad for Washington County and Tigard Local Share Project.

#### Multnomah County Local Share

#### **Springwater Corridor East County Segment**

Administering the Multhomah County Local Share bond funds, Metro is working with Portland Parks and Recreation on the Palmblad Road to Rugg Road section of the Springwater Corridor Trail design and construction project. It will include 1.2 miles of new trail in east Multhomah County, and construction is estimated to begin in late summer.

#### Local Share

The guarterly meeting of local share project managers was held on January 14, 1998 and thirty-five persons attended. Updates were presented on recent open space acquisitions and the various regional trail projects. To date 39 percent of the \$25 million in local share funds has been spent.

To date, twenty-one (21) jurisdictions/providers have drawn down funds from the local share fund for 51 different projects. Four jurisdictions have completed their IGAs and drawn all of their allocated local share funds. A summary of local share draws is attached. The following is a summary of local share activity to date:

#### Local Share (continued)

Total local share bond funds disbursed to date:\*\$Total local share bond funds disbursed 3rd quarter:\*\$% of bond local share (\$25 million) disbursed to date:\*Number of local share projects funded to date:\*Local share funds remaining:\*\$1

\$9,711,156 \$1,368,592 39% 51 \$15,288,844

#### **Regional Fund Summary**

Total regional share bond funds disbursed through Feb. 28, 1998:\$44,860,651% of regional bond funds (\$110.6 million) disbursed Feb. 28, 1998:41%Regional share funds (including interest and other revenue)\$82,469,745

\* Figures available as of March 31, 1998; complete first quarter figures are not available until April 30, 1998.

### Metro Open Spaces Acquisition Division Local Share Expenditures as of March 31, 1998

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· · ·		Council	<u> </u>		Funds Allocated
Loc. Prov.	Project	District	Proj#	Draws	Per 95-2215
		·	<u> </u>		
Clackamas County	21920053301				
904588	Barton Park Improvements	o/s	53300		
·	Springwater Corridor Acquisition	o/s	53310		
·	Clackamas River Acquisition	o/s	53320	ļ	
	Damascas Area Acquisition	2	53330		
	Clackamas River, Carver, Acquisitions	o/s	54300	128,147	
				192,160	1,876,235
NCP&RD Reported	219211-53341	1			
904589	Kellogg Creek Acquisition	7	53340		
	Boardman Slough Acquisition	7	53350	4,140	
	Mt. Talbert Acquisition	2,6	53360		
•	Portland Traction Co. Acquisition	7,2	53370		
	•			284,140	1,043,025
Gladstone	219212-53381				
	Meldrum Bar Park Improvements	2	53380	23,511	······································
	PTC / Abemathy Lane Trail Construction	2	53385		
	Cross Park Improvements	2	53390		
	Glen Echo Park Acq & Improvements	2	53400		<sup>•</sup>
<u></u>	Picnic Shelters at Dahl Beach		53395		
		2		07.040	
<u> </u>	Land Acqu. at Valley View Rd.		53396	37,313	450.057
				63,463	156,857
Happy Valley	219213-53405		[		
904591	Mt. Scott Creek Trail Improvements	2	53410		
	Scott View Nature Park Improvements	2	53420		
Amended 1/17/96				01	35,305
Lake Oswego	21921454311				
904592	South Shore Natural Area Acquisition	2	54310	697,166	
FULLY DRAWN				697,166	697,166
Milwaukie Statesta	21921553491				
904593					
	Milwaukie Waterfront Acquisition	7,2	53490	deleted 2/5/98	
	Minthorn North Addition	7,2	53492		
	Johnson Creek/Springwater Corridor	7,2	53493		· · · · · · · · · · · · · · · · · · ·
	Ardenwald to Springwater Access Easement	7,2	53494		
	Furnberg Park Wetland Enhancement	7,2	53495		
	Roswell Wetland Enhancement				· · · · · · · · · · · · · · · · · · ·
	Willow Place Wetland Enhancement	7,2	53496		· · · · · · · · · · · · · · · · · · ·
		7,2	53497		
	Kellogg Lake Acquisition	7,2	53500	21,451	
				21,451	349,020
Oregon City Dates	219216-53551			·	
904594	High Rocks River Bank Acquisition	2	_53550		·
	Barclay Hills Park Improvements	2	53560		
	Clackamette Park Improvements	2	53570	20,000	
	Singer Creek and Holmes Lane Acquisition	2	54320	Li	
	River Access Trail Clackamette Park, Cap Im	2	54330	·	
	Atkinson Park Natural Area Acquisition	2	54340		
	Park Place Park Soft Trail Cap Improve.	2	elim		
	High Rocks River Access Trail, Acquisition	2	elim		
	Clackamette Park Fishing Dock Improvemen	2	53580		
	· · · · · · · · · · · · · · · · · · ·			20,000	268,322
Rivergrove	21921753591		·		
	Tualatin River Boat Ramp Improvements	2	53590	5,673	
FULLY DRAWN				5,673	5,673
				3,013 1	0,073
West Linn	21921853601			<u>.</u>	
	Burnside Park Addition Acquisition	2	53600	1	
•	Not broken out		·	0 -	333,385

## Metro Open Spaces Acquisition Division Local Share Expenditures as of March 31, 1998

		•	Council			Funds Allocated
Loc. Prov.		Project	District	Proj#	Draws	Per 95-2215
Wilsonville		219219-53611		<u> </u>		·
		Memorial Park Access Trail Improvements	3	53610	96,135	
9	04557	Restoration Projects at City Schools	3	53620	672	
		Wilsonville City Trail System Improvements	3	53630	25,859	·
Delated lates	- 4/4/		3	53630	25,659	
Deleted, Intea	5. 1/1/	Gordons Run Improvements		· · · · · ·	4 005	<u> </u>
		Memorial Park Trail Improvements	3	53650	4,805	· · · · · · · · · · · · · · · · · · ·
Add 1/1/97		Design & Construct Pic Shelter at Memorial	3	53640	2,869	
Add 1/1/97		Wetland Restoration at Wilsonville Park	3	53645	1,525	
		· · · · · · · · · · · · · · · · · · ·			131,865	218,222
Multnomah Co		21922053901				
9	04598	Whitaker Ponds Acquisition	5	53900	41,527	•
		Hogan Cedars Acquisition	1	53910	200,611	
		Tryon Creek Acquisition	7	54010	208,393	
		FOFP Ancient Forest Improvements	5	54020	275	
		Howell Territorial Park Improvements	o/s-5	54030	2,250	
		Oxbow Park Improvements	o/s	54040	750	
	•	Burlington Bottom Improvements	0/s-5	54050	1,219	
		M. James Glisan Boat Ramp Improvements	5	54060		
		Sauvie Island Boat Ramp Improvements	0/s-5	54070	270	
	· · ·	Blue Lake Park Improvements	1	54080	16,689	· · · ·
		Springwater Corridor Trail Improvements	1,6,7	54090		
	Added	Contingency		54350		
	laca			04000	471,984	3,401,545
Fairview	i. Tro e	219221-54101			-11 1,001	0,101,010
		Fairview Creek Restoration & Improvements	1	54100	4 6 1 1	
9	04002	Fairview Creek Restoration & Improvements		54100	4,611 4,611	169,109
				·	4,011	109,109
Gresham		219222-54111				· · · · · · · · · · · · · · · · · · ·
9		Springwater Corridor Trail Improvements	1	54110		
•		Fairview Creek Restoration & Improvements	1	54120		•
		Butler Creek Trail Improvements	<u>1</u>	54130		
		Kelly Creek Greenway Acquisition	1	54140		
		Kelly Creek Greenway Improvements	, 1	54150		
					•. 0	1,164,474
Portland	5 <u>11</u> 13	219223-54161		1		
	04599	Terwilliger/Marquam Acquisition	7	54160	1,395,353	•
		Columbia Slough/Johnson Creek Acqs.	1,6,5	54170	851,982	•
· · · · · ·		Southwest Portland Acquisitions	7	54180	402,385	· · · · · · · · · · · · · · · · · · ·
		Hoyt Arb/Leach Gdns/Crystal Spgs Acqs	7/6,1/7	54190	20,995	
		Trail Acquisitions and Improvements	1,6,5,7		511,106	· · · · · · · · · · · · · · · · · · ·
		Forest Pk/Powell Bte/Oaks Btm Impvmnts	5/1/07	54210	132,929	
		Torest T MT Owen Dice Oaks Dan Imprimitis			3,314,750	7,480,868
<b>T</b>				<b>├</b>	5,514,150	7,400,000
		21922454221				
9		Beaver Creek Greenway Acquisition	1	54220		
		Beaver Creek Trail Improvements	1	54230	25,000	
	•	Beaver Creek Restoration Projects	1 ·	54240	6,084	
		· · · · · · · · · · · · · · · · · · ·		<u> </u>	31,084	257,327
Wood Village	. 1 <u></u> .	21922554251		·		
9	04603	Wood Village Park Acq & Improvements	1	54250	169,109	
				Ī	169,109	169,109
Washington C	ountv	219230-53661				
		Henry Hagg Lake Improvements	o/s	53660	180,319	· · · · · · · · · · · · · · · · · · ·
51		Bethany/Reedville/Cedar Mill/ Bull Mtn Acqs	3/4	53670	607,799	
	0,931	Semany/recoverer/Codar Milly Duir Mill ACQS		33070	788,118	949.049
	0,001	040004 50004		; -	100,110	343,048
THP&RD		219231-53681				•
90		Johnson Creek (Bvrtn) Acquisition	3	53680	718,649	
·		Koll Center Acquisition & Improvements	3	53690		
		Cedar Mill Creek Acquisition	3	53700	878,562	
		Fanno Creek Greenway Improvements		53710		
		Golf Creek Corridor Acquisition	3	53720		
		105015				
	i	165815				

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### Metro Open Spaces Acquisition Division Local Share Expenditures as of March 31, 1998

		Council		· · ·	Funds Allocated
Loc. Prov.	Project	District	Proj#	Draws	Per 95-2215
Beaverton	219232-53731	•	•	ll	
904606	Johnson Creek Acquisition #1	3	53730		
	Johnson Creek Acquisition #2	3	53740	300,000	
	Stonegate Woods Acquisition	3	53750		
	Forest Glen Park Improvements	3	53760	9,421	
	New Project to be determined				
new	Land Acquisition in Area One Cooper Mtn	3	54500	733	
				1,026,545	1,372,654
Cornelius and the total	. 21923354361				
	12 and Baseline Nature Park Acquisition	4	54360	120,057	
	12 and Baseline Nature Park Acquisition	4	54360		
	Cornelius Acquisition	4	53770		
	Corriends Acquisition		- 35/70	120,057	147,186
Durbam an de Saladar	219234–53781		··	120,001	141,100
Durham et de Helebi	219234–53781 Durham City Park Trail Improvements		60700		
	Durnam City Park Trail Improvements	3	53780	28,538	
FULLY DRAWN				28,538	28,538
Forest Grove	219235–53791				•
904609	David Hill Forest Park Acquisition	4	53790		
	Gales Creek Linear Park Acquisition	4	53800		
	Fernhill Wetlands Improvements	4	_53810		
				0	321,226
Hillsboro					
904610	Noble Woods Park Improvements	4	53820	109,723	
	Rood Bridge Road Park Improvements	4	53830	443,658	
	Rock Creek Greenway Acquisition	4	53840		
····				553,381	989,745
Sherwood	219237-53851				
	Cedar Creek Greenway Acquisition		53850		
	Cedar Creek Greenway Trail Improvements		53860		
•				0	103,705
Tigard out + Electrical	219238-53871				
	Fanno/Summer Creek Greenway Imprvmnts	3	53870		
504012	Park Acquisition	3	53880		· · ·
	Fern Street Project Acquisition	3	54400		·····
•	Cook Park Addition	3		deleted 2/10/98	
	Bull Mountain Area Addition	3	54420		
	Bond St & 82nd Ave Proj Add	3		deleted 2/10/98	· · · · · · · · · · · · · · · · · · ·
· · · · ·					
	Fanno Creek Trail Hall-Durham Fanno Creek Trail Main -Tiedmon	3		deleted 2/10/98	
		3	54450	deleted 2/10/98	)
	Fanno Creek Trail Land Acquisitions	3		├	
	Tualatin River Land Acquisitions	3		<u> </u>	
	Pedestrian / Bike Bridge / over Tualatin River	3			· · ·
				405.000	
				125,000	757,954
<b>Fualatin</b>	219239-53891			L	
904613	Tualatin River Greenway Acquisition	3	53890	64,850	· .
	······································	•		64,850	388,528
	·	1			•
	TOTAL			9,711,156	24,999,998

3/31/98 10:29 AM

Name of publication	Туре	Rate	Inches	Dimensions	Total cost
The Oregonian (full page)					• ·
weekday run	daily	\$59.56/col. in.	129 col. in.	13"w x 21.5"h	\$7,683.24
Sunday run	daily	\$70.50/col. in.	129 col. in.	13"w x 21.5"h	(\$9,094.50)
<b>Community Newspapers, Inc:</b> Beaverton Valley Times, Lake Oswego Review, Tigard Times, Tualatin Times, West Linn Tidings Forest Grove News-Times Wilsonville Spokesman (pickup)	weekly(Thurs.) weekly (Wed.) weekly (Wed.)	\$30.05/col. in.	64.5 col. in.	13"w x 10.5"h	\$1,938.26
Hillsboro Argus	biweekly (Thurs.)	\$6.65/col. in.	60 col. in.	13"w x 10" h	\$399.00
The Skanner	weekly (Wed.)	\$25.50/col. in.	48 col. in	15.25"w x 16"h	\$1,224.00
Gresham Outlook	biweekly (Sat.)	\$8.50/col. in.	60 col. in.	13 1/8"w x 10" h	\$510.00
Clackamas Review/OC News	weekly (Fri.)	\$9.00/col. in.	63 col. in.	13"w x 10.5"h	\$567.00
St. Johns Review	weekly (Fri.)	\$10.00/col, in.	24 col. in.	10" w x 8" h	\$240.00

## COST SPONSOR CONTRIBUTION

\$12,561.50

## TOTAL COST

\$

\$

#### 600 NORTHEAST GRAND AVENUE | PORTLAND, OREGON 97232 2736 TEL 503 797 1700 | FAX 503 797 1797



Metro

## <u>MEMO</u>

To:	Regional Parks and Greenspaces Advisory Committee
From:	Julie Weatherby, Project Manager
Re:	Blue Lake Master Plan
Date:	March 30,1998

A project group has been doing preliminary work to update the 1985 master plan for Blue Lake Park. We have taken a different approach to the master planning process based on the feedback that was received from the Metro Council when the Oxbow Master Plan was reviewed by them last December. At that time, the Council asked that Parks and Greenspaces get the Council's input on general issues and policy options at the beginning of the master planning process before the public review phase occurs.

Enclosed is a discussion report we have prepared which presents the goals, issues and potential policy approaches that could be taken for the public master plan process and the future of Blue Lake Park. Please review the report and the 1985 master plan, which is also enclosed. We plan on presenting the report at the April 7th Parks and Greenspaces Advisory Committee meeting and will be requesting feedback from the committee.

The following questions represent the discussion that we'd like to have with you at the committee meeting.

- 1) Have we identified the relevant issues?
- 2) Are we asking the right questions?
- 3) Are you comfortable with the directions being proposed for Blue Lake Park?
- 4) What would you recommend to the Council?

Jim Walsh, our project consultant, will be presenting the report and facilitate the discussion on April 7th. See you then.

### Blue Lake Park Master Plan Discussion Report 3/30/98

#### Introduction

The existing master plan for Blue Lake Park adopted in 1985 is now over 12 years old. A number of changes have occurred in the past decade that are necessitating a new approach for the park. Blue Lake Park was transferred to Metro in 1994 and became a component of Metro's regional parks and natural areas system. The 1985 master plan has guided improvements at the park but is no longer sufficient to address current and future needs. A new plan is needed to clarify what role the park should play in the regional parks and greenspaces system and to create a vision for the future of Blue Lake Park and its related properties.

#### Park History

Beginning as a private park in the 1920's the property has been utilized as an area for active recreation. Swimming, picnics, music, field games, boating and fishing have all been historical uses at this park. In 1960 the Blue Lake Park properties were purchased by Multnomah County, and the park continued to be a very popular facility with up to 500,000 visitors annually. In the mid-1980's a park master plan was adopted and a number of subsequent improvements were completed. Part of these improvements included the construction of new group picnic shelters and the installation of a new swim beach.

#### Current Park Statistics

East Property

- Open space/ not developed
- City of Portland Water Wells
- PGE Electrical Transmission Lines

#### West Property

82 acres

185 acres

103 acres

- Blue Lake Park and Maintenance Facility (60 acres)
- Wetlands/Interpretive Area (22 acres)

#### **Total Acres**

**Overarching Goal** 

Identify the role of Blue Lake Park in the Regional Park and Greenspaces System for the next decade. How are we going to get there?

#### Major Questions

Metro is acquiring up to 6,000 acres of undeveloped natural areas for the purpose of assembling a regional parks system that protects wildlife habitat and provides citizens access to nature. The Regional Framework Plan sets policies about the role and objectives of the regional park system, including protecting habitat values and providing resource-based recreation and environmental education.

Blue Lake Park was developed many years prior to being brought into the fold of Metro's regional parks and greenspaces system in 1994. Metro has continued to manage Blue Lake Park as an active recreation facility and 300,000 to 400,000 people a year pass through its gates. While the developed portions of the park are manicured and intensively maintained, there are substantial opportunities for enhancing and increasing habitat values in many areas of the park. Due to the active nature of the land uses and traditional uses of the park during the past 50 years, Blue Lake Park is not a typical

1

greenspaces facility compared to the other properties within the regional system. The situation leads to several major questions regarding use at Blue Lake Park.

#### **Question One**

To what degree should the policies in the regional framework plan influence the development of Blue Lake Park?

Is Blue Lake Park, as it stands today, consistent with RFP policies for standards and uses? Should it be changed and in what ways? Regional Framework Plan policies 3.2.1 and 3.3.4. are relevant to these questions.

#### **RFP Policy 3.2.1**

Metro will continue to develop a regional system of parks, natural areas, open spaces, trail and greenways (the regional system) to achieve the following objectives:

- a) protect the region's biodiversity
- b) provide citizens opportunities for, primarily, natural resource dependent recreation and education
- c) contribute to the protection of air and water quality
- d) provide natural buffers and connections between communities

#### RFP Policy 3.3.4

The publicly owned portions of the regional system shall be managed to protect fish, wildlife, and botanical values and to provide, primarily, natural resource dependent recreational and educational opportunities.

#### Question Two

What is the financial role of Blue Lake Park in the Regional Parks System?

- a) Should Blue Lake be treated similar to other parks in the system that are supported by a variety of revenue sources?
- b) Should Blue Lake Park break away and become a net revenue generating facility that is able to fund other parts of the regional park system?

#### **Question Three**

Should Blue Lake Park become a 'gateway' to the Regional Park System?

Blue Lake park has the highest use of any Metro park facility, with 300,000 to 400,000 people visiting annually. Because Blue Lake Park serves such a large volume of visitors, it has a unique opportunity to explain Metro's role, introduce the public to Metro's regional park system, and highlight the activities of the Parks and Greenspaces program. This gateway would serve as an introduction to Metro and its functions and services, while allowing users to enjoy Blue Lake Park as a recreational facility.

#### Potential Policy Approaches

1)

Depending on the role selected for Blue Lake Properties and the emphasis related to use and funding, the policy approach could widely vary. The following are two potential examples.

#### **Develop Blue Lake Park for wildlife and people** Update Blue Lake master plan to:

- modify development of properties to enhance alignment with policies of Metro Regional Framework Plan
- enhance habitat and wetland features throughout park
- create a gateway to introduce regional park system
- include new development to increase use and capacity
- continue family focused recreation
- enhance recreation opportunities
- review operations and maintenance policies and procedures to increase efficiencies and reduce expenses

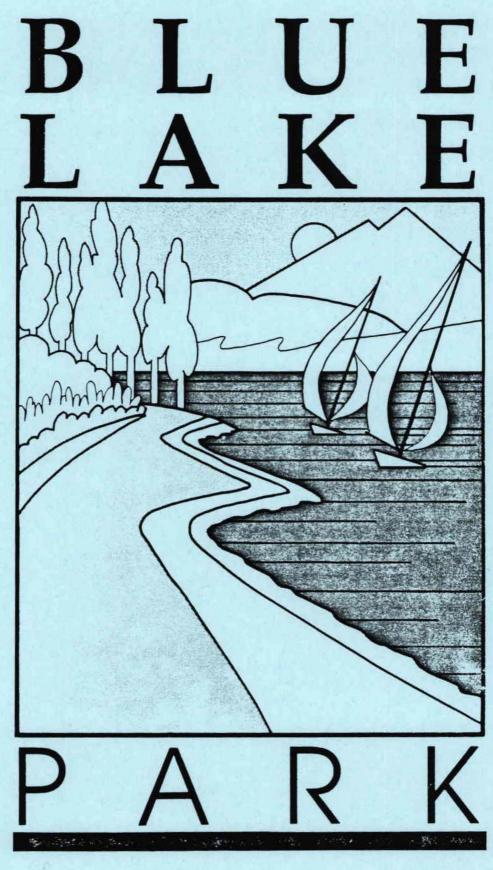
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evaluate mix of funding sources to operate park

#### 2) Develop Blue Lake Park for maximum use and capacity

Create new master plan to:

- include new recreational development to substantially increase use and capacity
- reduce or eliminate current park uses
- develop, as feasible, to be consistent with Regional Framework plan objectives



A SERVICE OF MULTNOMAH COUNTY

## **BLUE LAKE PARK DEVELOPMENT PLAN**

Prepared for-

## **County Executive**

Dennis Buchanan

## Board of County Commissioners

Pauline Anderson Earl Blumenauer Gretchen Kateury Caroline Miller Gordon Shadburne

#### Board Liaison

Kay Foetisch

## **Department of Environmental Services**

Paul Yanborough, Director Charles Ciecko, Parks Superintendent Nancy Chase, Park Flanner Guy Swartz, Maintenance Supervisor Flanshall Todd Jones, Blue Lake Park Supervisor

> Prepared to: • Walsh & Associates

In Coordination with The Blue Lake Park Task Force and Multnomah County Park Service Division

November 1985

## Blue Lake Park Task Force

Les Lingscheit, Chair Portland Chamber of Commerce

Mike Bordeaux & Sharron Kelley Portland Area Recreation Coalition

Jean Keating City of Gresham Parks Department

> Laurence Espee Oregon Parks Foundation

David Larsell Interlachen Association

Sharon Nesbit Troutdale Historical Society

Drake Snodgrass Gresham Chamber of Commerce

Betty Egenton East County Youth Service Center

Linda Nutter & Ruth Nelson East County Coordinating Committee

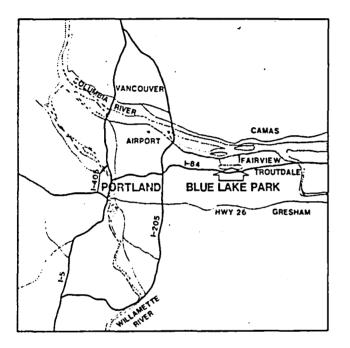
Mike Popovich Nt Hood Community College Activities Program

> John Sewell . City of Portland Parks Bureau

William Chisholm Greater Portland Convention & Visitor's Association

### INTRODUCTION

Blue Lake Park, located between the Columbia River and the North Shore of Blue Lake [See Plate 1] is a recreation facility serving the Portland-Vancouver Metropolitan area. The park is predominately utilized for picnics, swimming and family oriented recreation. Since 1960, when the Blue Lake Park properties were purchased by Multhomah County, nearly 125 of the total 185 acres have remained vacant.



#### BLUE LAKE PARK LOCATION MAP PLATE 1

The citizens of Multinomah County, are in a difficult situation. They desire to matintain and upgrade Blue Lake Park as a public recreation facility at a time when it is increasingly difficult to support such a facility with general fund tax dollars. The desired colution is to revitalize the Blue Lake Park recreation capabilities; to the extent feasible, make the park financially self supporting, and expand the parks recreational opportunities by establishing revenue producing recreational facilities on vacant land currently owned by the County.

## PROCESS & PURPOSE

Recognizing the need to revitalize Blue Lake Park, in October 1984, the Board of County Commissioners adopted a resolution to develope a long-term plan for the Blue Lake Park properties. The resolution provided for the creation of a citizen task force and the hiring of a land planning consultant to assist the County Parks staff in preparing the plan.

Beginning in January of 1985, the Blue Lake Park Task Force Committee, Multhomah County Parks staff and the planning firm of Walsh & Associates conducted a Land Use Study for the Blue Lake properties. After review by the general public, the resulting <u>Framework Plan</u> and <u>Master Site Plan</u> prepared by Walsh & Associates, November 1985, were adopted by the County Board of Commissioners Upon adoption of these documents, the Board of Commissioners directed the Parks department to develop the necessary economic analysis and implementation strategy. The following document summarizies the initial Walsh & Associates Land Use Study, and presents an implementation strategy for future development of Blue Lake Park.

#### SUMMARY OF THE LAND USE STUDY

The existing 60 acre park is to remain a regional family-priented recreation facility. The balance of the property, 125 acres, will be utilized for-1) expanding existing recreation facilities. 2)developing new recreational opportunities, and  $\mathbb{T}$ ) uses that will provide direct financial support for Blue Lake Park. Featured recreational uses will continue to be. Family Picnics, Group Picnics (b) neserivation), Lake Swimming, and non-organized Field Sports. The master plan also proposes adding additional facilities to attract local residents and vacationers touring the local area. Through these changes it is anticipated that the park will progress on a course towards self-support.

## FRAMEWORK PLAN

The Framework Plan designates a variety of land uses for the Blue Lake Park properties. It is intended to serve as a guide for furture development. The following summarizes each component of the Framework Plan [See Plate 2]

#### Parcel A - Blue Lake Park

This land includes the existing park area, 60 acres, and an additional 22 acre area (Parcel A1). The intent is for this area to continue as a family oriented regional recreation facility. A detailed Master Plan has been prepared and is discussed in the following section. Two major components of the proposed Master Plan are the Interpretive Area and the Lake Center

#### Parcel A1 - Interpretive Area

The western portion of the property, is to be utilized as wetland wildlife habitat and an interpretive area for the Lower Columbia Chinook Indian culture.

#### Parcel A2 - Lake Center

The central area within Parcel A is to remain an active recreation facility. It is to be renovated and enlarged to offer a broader spectrum of recreation activities.

#### <u>Parcel B - Maintenance Facilities</u>

The Parks and Memorials Maintenance Facilities would continue to utilize this site.

#### Parcel C - Lake House Center

Formerly a residence, "The Lake House", has been converted to a meeting/reception center. The plan calls for expansion of the facility on its present site to increase its capabilities.

#### Parcel D - Recreational Vehicle Park

Set in 27 acres located adjacent to Marine Drive this 200 unit facility is designed to be compatible with surrounding land uses. Generous landscaped buffers surround the perimeter and seperate each individual space, giving this development a park-like quality. This park will be managed by a full-time private operator, and contains the support facilities necessary to make this a first-class operation.

#### Parcel E

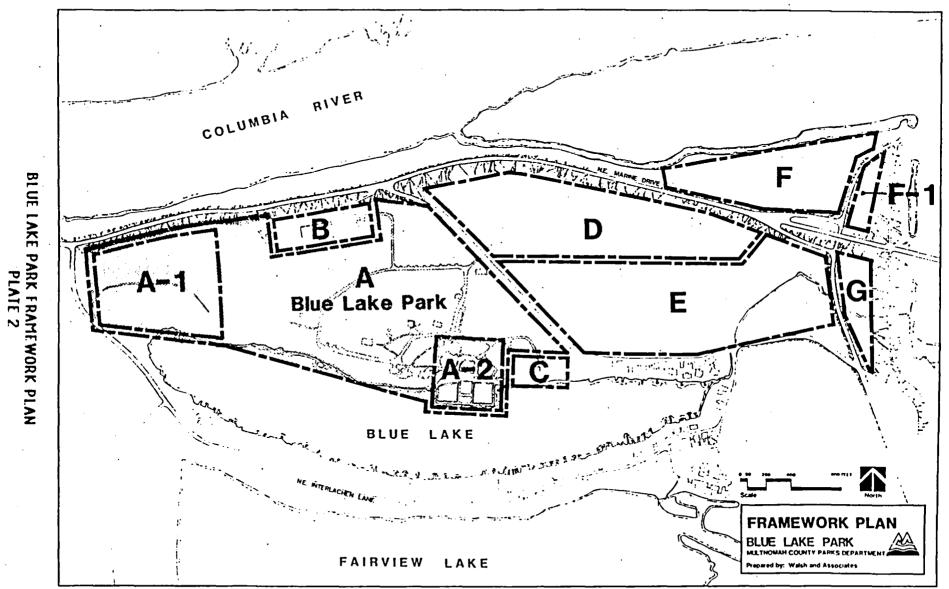
This 46 acre parcel is to be utilized for developing an Executive Nine Hole Golf Course, and eighteen single-family home lots. The wetland portions of this parcel are incorporated into the buffer zones between the golf fairways and become an extension of the wildlife habitat east of the site.

#### Parcel F

Parcel F (15 acres), and F1 (5 acres) along with the riverfront property to the north, have been identified as having excellent potential as a marina, boat launching facility, and public beach access area. Therefore it is recommended that these parcels be held in reserve until additional properties can be acquired and development opportunities arise.

#### Parcel 6

The northern portion of this 10 acre parcel should be reserved for an eventual eastbound on-ramp from 223rd to Marine Drive. An area directly south of the proposed on-ramp should be retained for future commercial use. The southern portion of the property is to remain in wildlife habitat serving as an east-west corridor for animal movements.



Page 3

## BLUE LAKE PARK MASTER PLAN

A master site plan has been prepared for the existing park area and the adjacent property to the west [See Plate 3]. The following is a brief summary of the plan's major features.

#### Open Space

The layout of the park establishes two major open spaces. Both areas would continue to be utilized for coerts activities. The western open space can easily be controlled to allow for special events such as concerts, major picnics, etc.

#### Group Picnic Areas

Group picinic facilities are to be provided in the areas shown [See Plate 3]. As currently operated, these areas would be available on a fee basis by reservation. The areas shown total 7 acres in size which represents a 30% increase over the present picnic facilities.

#### Family Picnic Areas

The areas indicated incorporate those presently utilized plus an additional 7 acres extending west along the shore line.

#### Interpretive Area

The western portion of the property, roughly 9.5 acres, is to be utilized as wetlands wildlife habitat and interpretive area

#### Swimming Area

A new half-acre sand swimming beach with an adjacent 1 acre lawn area for sunbathing will be established to replace the present swimming facility. A swim building, court sports, and boat launch are also attractions located in this area

#### Kid's Center

A major proposed attraction is the Kid's Center. The concept is to provide an exciting environment that will be both an attraction for children and comfortable and inviting for parents.

#### Waterfront Docks

The waterfront docks will serve as an extension of the Garden Building. Decks and connecting stairs will provide easy access to the existing boat concession, a popular attraction with park users. Additional plantings and water fountains will provide visual interest to the area

#### The Gardens

Forming the hub of the new Lake Center, the existing Swim Center building will be renovated to provide for several new uses. Swimming will be renovated to a new sand beach to be constructed west of the existing swimming area

Stretching from the park entry to a new plaza on the east side of the building, a floral garden featuring bulbs, perennials and annuals will be developed. The gardens are intended to become a feature attraction for the East County area. Local growers and suppliers will be invited to participate by sponsoring advertising, mail order sales, and plant testing.

#### Lake House Center

This existing facility which provides meeting and reception space, will be expanded to increase its capabilities. Thereby, attracting a broader range of user groups.

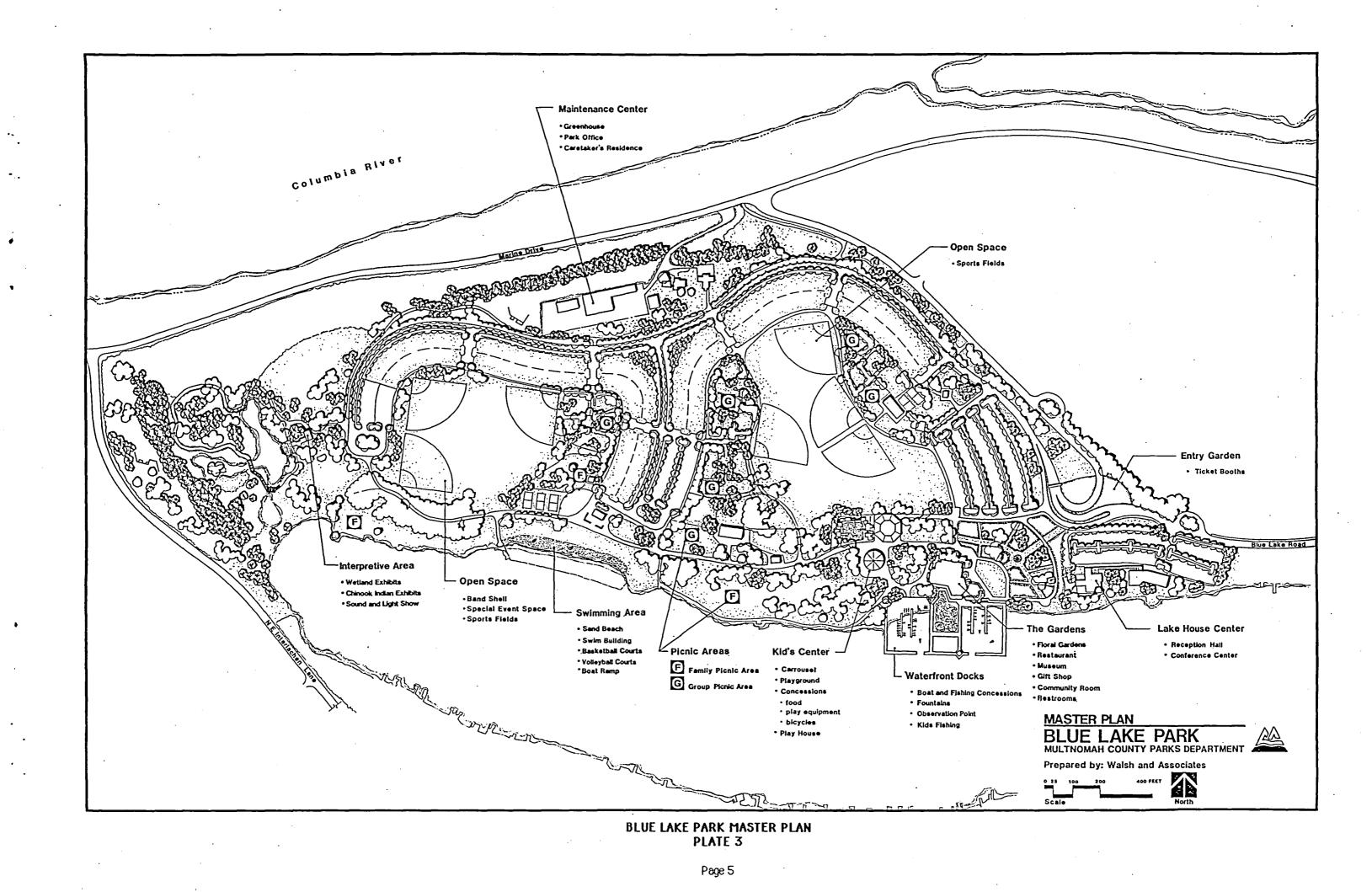
#### Entry Garden

This new entrance to Blue Lake Park will be a showplace for annual floral displays.

#### Maintenance Center

This existing maintenance center will be relained at its present location. A new greenhouse will be added to the facility

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## EAST PROPERTIES MASTER PLAN

A detailed master plan has been prepared for the Blue Lake Park East Properties. The following is a summary of the major features: [See Plate 4]

#### Recreational Vehicle Park

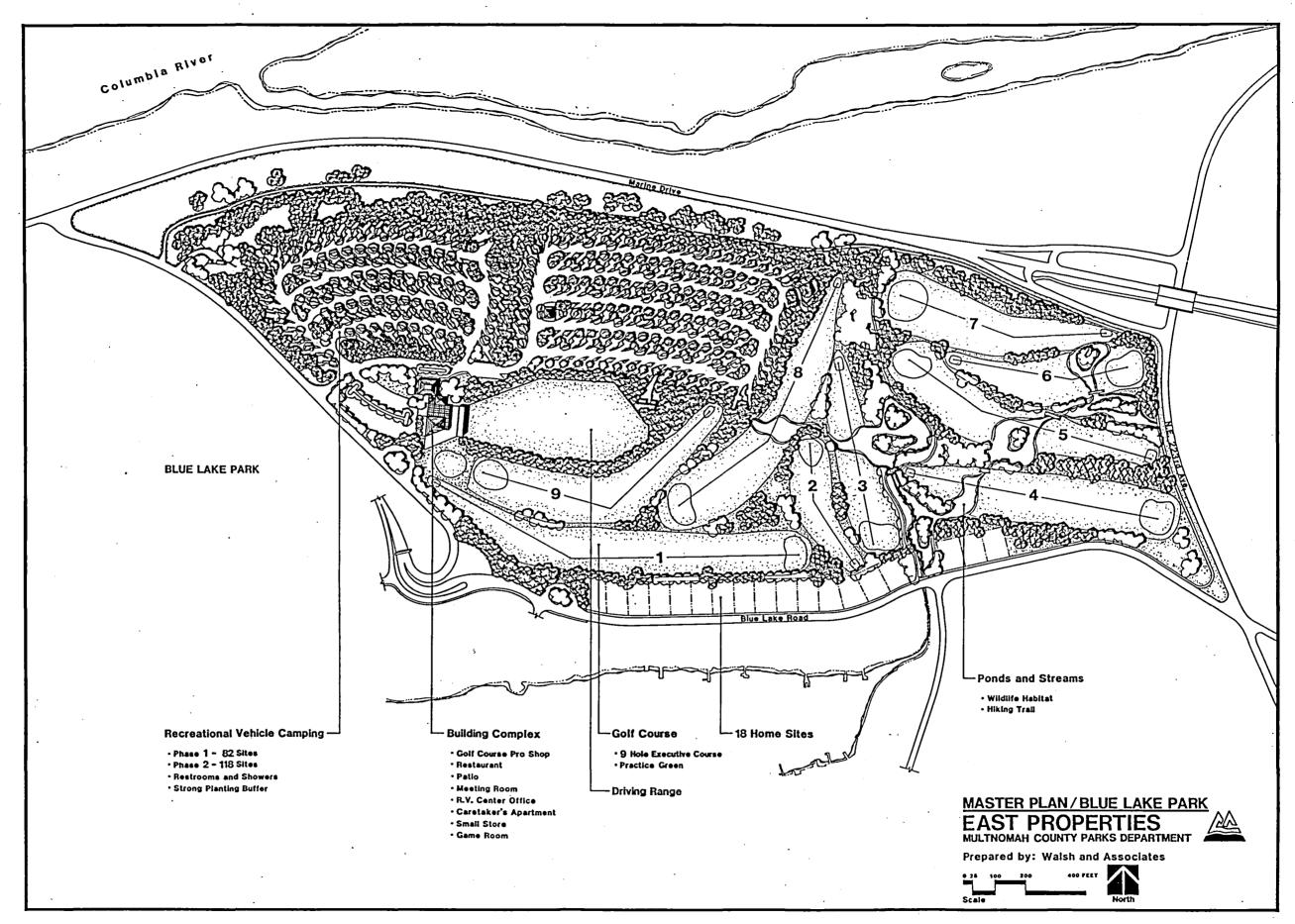
On the northwest portion of the property adjacent to Marine Drive, a Recreational Vehicle Park is proposed. The 27 acre site will comfortably provide space for 200 sites with generous perimeter buffer planting and interior landscaping. Two restroom and shower buildings will be conveniently located on the site. The majority of the sites will have full services velectrical hook-up, sewer, water and cable television). A central control building located on the entry road will provide space for a park office and security station, caretaken's apartment, laundromat, showers and a small convenience store. The RV Park will share a meeting room and small restaurant with the golf course facility.

#### Nine Hole Executive Golf Course and Driving Range

Within the central and eastern portion of the site (43 acres) a proposed nine hole executive colf course will be located The plan illustrates an approximately 2300 yard course utilizing water elements as special features and hazards. Wildlife habitat will be established between the fairways and the enlarged water features. A hiking trail will be located through the center and along the east side of the course and will connect to the existing 40 Mile A driving range will be Loop trail system. established in the central portion of the course. The building complex will provide space for a pro shop, classroom, meeting room and small restaurant, to be shared with the RY Park. A 100 car parking area and practice green complete the support facilities

#### Home Sites

The plan illustrates 18 private single-family home sites that will be offered for sale. The 7500 S.F. lots will be fully serviced by utilities. Blue Lake Road will be widened and improved.



## EAST PROPERTIES MASTER PLAN PLATE 4

## **DEVELOPMENT COST SUMMARY**

The following preliminary cost estimates represent improvements proposed by the Master Site Plans for Blue Lake Park and the East Properties The total development cost for all proposed improvements is 9.3 million dollars. The following cost breakdowns are for the major areas of capital improvements. Most site components contain costs associated with the construction of new landscaped areas and irrigation systems. Considerable savings could be realized by utilizing existing park personnel for the installation of these items. The presentation order does not represent any priority rating regarding which improvements should be developed first.

## <u>Blue Lake Park Site Plan Improvements</u>

Interpretation Area	· • · · · · · · · · · · · · · · · · · ·	Kid's Center	
Pond Construction	- 53,000	Building Remodel	66,600
Building	80,000	Walks & Site Furniture	25,800
Interpretive Walk	84,000	Play Ground	21,200
Light & Sound Show	8,500	Carrousei	112,000
Planting & Irrigation	126,500	Planting & Irrigation	12,500
Engineering Fees	21.000	Engineering Fees	<u>   19,000</u>
Total	\$373,000	Total	\$257,100
Bandshell		Swim Beach	
Stage Building	187,700	Beach Construction	63,000
Engineering Fees	11,200	Boat Launch	1,700
Total	\$198,900	Sports Courts	12,000
		Beach House	98,000
Sports Field		Walks & Plaza	23,500
East Field	122,000	Landscape & Irrigation	41,300
West Field	148,000	Engineering Fees	14,500
Total	\$270,000	Total	\$254,000
Family Picnic Areas		The Gardens Building	
New Area	94,200	Building Improvements	480,100
Upgrade Existing Areas	170,200	Site Improvements	129,700
Engineering Fees	15.800	Engineering Fees	<u> </u>
Total	\$280,200	Total	\$646,400
Group Picnic Areas		Floral Gardens	•
Picnic Shelter	795,400	Planting & Irrigation	224,700
Non-Shelter Areas	438,500	Walks & Site Furniture	35,000
Landscape & Irrigation	149,000	Gazebo	15,000
Engineering Fees	55,300	Engineering Fees	<u>16,500</u>
Total	\$1,438,200	Total	\$291,200
Entry Road & Garden		General Park Areas	
Road Improvements	96,900	Misc. Landscape & Irrigation	94,500
Ticket Booth	12,000	Archeological Area	60,100
Landscape & Irrigation	210,000	Restrooms	42,000
Engineering Fees	22,500	Engineering Fees	12,500
Total	\$341,900	Total	\$209,100
		•	

Lake House Renovation of Facility New Building Total	211,100 <u>640.300</u> \$851,400
Roads & Parking Phase One Improvements Phase Two Improvements Total	561,500 <u>262,100</u> \$823,600
Walks Phase One Improvements Phase Two Improvements Bike Trail Total	28,100 9,200 <u>52,000</u> \$ 89,300
<b>Utilities</b> Electric Water Mainline to Park Park Water Line Upgrade Total	35,000 30,000 <u>69,500</u> \$134,500
Summary Blue Lake Park Interpretation Area Bandshell Sports Field Family Picnic Areas Group Picnic Areas Entry Road & Garden Kid's Center Swim Beach The Gardens Building Floral Gardens General Park Areas Lake House Roads & Parking Walks Utilities Subtotal	373,000 198,900 270,000 280,200 1,438,200 341,900 257,100 254,000 646,400 291,200 209,100 851,400 823,600 89,300 _134,500 \$6,458,800

## East Properties Master Plan Improvements

The costs associated with developing land for new recreational and/or revenue opportunities are documented below. These areas have been designed in accord with the Framework Plan. The utility costs for the Golf Course have been incorporated into the Recreational Vehicle Park development cost by necessity of construction phasing.

<b>n n n n n</b>	•
Recreation Vehicle Park	
Utilities	51,300
Campsites & Restrooms	1,060,000
Office Building	190,000
Engineering Fees	<u>79,300</u>
Total	
10(8)	\$1,380,600
Golf Course	
Course Development	1,075,000
Clubhouse	150,000
Parking Lot	50,000
Driving Range	70.000
Total	\$1,345,000
	·
Housing Lots	
Utilities	17,500
Road Improvements	129,000
Legal Plat Survey	5,500
Engineering Fees	9,100
Total	<b>\$</b> 161,100
IUldi	\$ 161,100
Summary East Properties	
Recreation Vehicle Park	1 790 600
Golf Course	1,380,600
	1,345,000
Housing Lots	<u>    161,000</u>
Subtotal	\$2,886,700
DEVELOPMENT COST SUMMARY	
Blue Lake Park Improvements	6,458,800
East Properties Improvements	<u>2,886,700</u>
TOTAL PROJECT COST	\$9,345,500

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## **EHISTING PARK REVENUES**

Blue Lake Park currently has six sources of revenue generators; Entrance Fees, Swim Center Admission Fees, Group Picnic Reservation Fees, Boat Concession Receipts, Food Concession Receipts, and Lake House Lease Fees. During Fiscal 83/84, Park Entrance Fees accounted for 30.58% of all revenue. Group Picnic Reservation Fees contributed 29.52%. Together these two sources account for over 60% of all revenue generated at Blue Lake Park. The Lake House accounted for 16.10% with the Swim Center contributing 15.86% of all park revenue. Food Concession receipts totalled with the Boat Concessions amounted to 7.94%. This ranking of revenue generators remained fairly consistant during Fiscal 84/85. During Fiscal 84/85 Park Entrance Fees accounted for 34.55%, Group Picnic Reservation Fees 26.19%, Swim Center Admission Fees 21.53%, and Lake House Rental Fees contributed 9.96%. The order of magnitude changed ever so slightly as the combined revenue generated from Park Entrance and Group Picnic Reservation Fees still accounts for 60% of total revenues. Funds generated by the Swim Center did increase 5.67% over Fiscal 83/84, while receipts from the Lake House fell 6.14% Consumption of food from park concessionaires and boat rental charges amounted to 7.76% in Fiscal 84/85 compared to 7.94% for the previous year. The following tables indicate revenues generated from each source, for Fiscal 83/84 and 84/85.

#### **REVENUE SUMMARY STATEMENT FOR FISCAL 83/84**

	1ST QTR	2ND QTR	3RD QTR	4TH QTR	TOTAL	% TOTAL
Entrance Fees	26,990	0	25	10,665	37,680	30.58%
Swim Center	16,687	0	0	2,854	19,541	15.86%
Group Picnic	8,495	0	0	27,885	36,380	29.52%
Food Concessions	4.582	0	0	801	5.383	4:37%
Boat Concessions	2,910	0	0	1,485	4,395	3.57%
Lake House	7,640	2,350	5,850	4,000	19,840	16.10%
TOTAL REVENUE	67,304	2,350	5,875	47,690	123,219	100.00%

#### **REVENUE SUMMARY STATEMENT FOR FISCAL 84/85**

	1ST QTR	2ND QTR	3RD QTR	4TH QTR	TOTAL	% TOTAL
Entrance Fees	31,665	1,211	1,243	13,148	47,267	34.55%
Swim Center	25,308	0	0.	4,149	29,457	21.53%
Group Picnic	10,140	2,240	8,732	14,715	35,828	26.19%
Food Concessions	3.281	0	0	760	4.041	2.95%
Boat Concessions	4,611	0	0	1,968	6,579	4.81%
Lake House	2,100	2,950 -	4,900	3,678	13,628	9.96%
TOTAL REVENUE	77,105	6,401	14,876	38,418	136,800	100.00%

## **DEVELOPING NEW PARK REVENUES**

Improvements that can be easily implemented and have a positive economic impact on park revenues should be considered first. Maximizing park user interest while minimizing investment costs is the number one priorty in developing new park facilities and upgrading existing ones.

To begin implementing the proposed improvements to Blue Lake Park, and the East Properties, \$100,000 will be required. A very important aspect of this initial start-up cost is the \$5,000 allocated toward solicitating short-term and long-term private support for park improvements. The table below indicates how the initial start-up fund would be utilized and what revenues could be expected.

To project revenues generated from the initial \$100,000, the following assumptions were made. First, with additional marketing, advertising and purchasing of equipment necessary to allow catering services to function at the Lake House facility, the concessionaire could book 52 additional events annually, at \$350.00 per event.

Expending \$10,000 for support of special events would generate three events per year. Average attendance at each event would be 5,000, for a yearly total of 15,000. Assuming three people per vehicle, and each vehicle paying the \$1.00 park entrance fee this yields \$5,000. Renovating the existing concession building and installing video and vending machines which are utilized for a peak 16 week period, would produce \$6,000. This assumes that the video machines cost \$0.25 per game and 1,000 games per week are played. The remining \$2,000 is generated by food vending machines.

Constructing the Kid's Play Area would add a park feature likely to attract more park visitors during the week, with a slight increase noticeable on weekends. Based on 1985 attendance figures it was assumed this facility would generate an additional 1,500 vehicles annually, each paying the \$1.00 park entrance fee.

Purchasing two tent structures for \$1,500 each would provide two additional sheltered group picnic areas each capable of holding 50 people. These areas would rent for \$25.00 per group. It was assumed that the structures would be used 80% of the time on weekends, producing \$1,250 in rental fees and \$2,500 in park entrance fees.

Funds necessary to begin the solitication process for the East Properties development would not produce any immediate revenue for the County. It is anticipated that revenue to the County from the Recreational Vehicle Park, Golf Course, and Driving Range would not start until Fiscal 89/90

<u>se Revenue</u>
00 8,500
00 5,000
00 6,000
00 1,500
00 5,000
00 3,750
00 00
00 \$29,750

#### INITIAL IMPLEMENTATION PROJECTS TO BE FUNDED

## EAST PROPERTIES PROJECTED REVENUE

The following section looks at anticipated income to the County from developing the East Properties as recommended in the East Properties Master Plan.

#### Recreational Vehicle Park

To project income derived from developing a Recreational Vehicle (RV) Park, it must first be dertermined how the project will be financed. Therefore, two distinct approaches to finance the project were examined.

The first approach assumes the RV Park can be financed through an Industrial Revenue Bond (IRB). Assuming the project can be financed through an IRB, the County would lease the land to a private operator and receive 10% of the Total Gross Revenue. The concessionaire would use the remaining revenue to cover all park operational costs including the debt service on the 1.4 million dollar development cost, spread over twenty-five years at 8-3/4% interest. Whether this form of financing is feasible has not yet been determined and the future of IRB's is uncertain at this time.

The second approach assumes the RV Park operator is responsible for securring financing from the private sector. Under this arrangement the County would lease the land to a private developer who would be responsible for developing the park facilities. The County would receive 10% of Total Gross Revenue as lease payment for the land. Again, the private operator is responsible for all park operations and maintenance.

Both financing options have assumed that a contract can be formulated between the County and the operator that would allow the operator to be exempt from property taxes. Three key assumptions have been made for both approaches. First, the assumption was made that for three months, mid-June thru mid-September, the RV park would be 95% full on the weekends and 75% full during the week. For the remaining nine months an average occupancy rate of 10% would occur. This yields a yearly occupancy rate of 27.2%. The second yearly occupancy rate used in the analysis was 35%. This assumes a slightly higher weekly rate during the three peak months, and a slight increase for the remainder of the year. The final figure of 60% year round occupancy was based on other comparable RV facilities, where some 'permanent' renters are allowed.

Second, the minimum rental fee per site, is \$12.00. This is in-line with other RV parks throughout Oregon, where the average fee for comparable facilities is \$13.00 per night. Several operators felt that with the completion of improvements proposed in the Blue Lake Master Plan a fee of \$14.00 per night was very reasonable.

Third, total gross revenue includes income derived from the sale of merchandise, food and beverages at the proposed RV convenience store. It was estimated that with a 27.2% year round occupancy rate, a total of 39,700 visitors would utilize the Blue Lake RV Park each spending \$1.50.

The following pro-forma's reflect these assumptions. The first three, assume the park is financed through the sale of Industrial Revenue Bonds. The last three, assume the private developer will be responsible for securring financing from the private sector.

## \$1.4 MILLION INVESTMENT - IRB PROJECT FINANCING 8-3/4% INTEREST RATE CONSTANT FOR 25 YEARS 200 RENTAL SITES - 27.2% YEAR ROUND OCCUPANCY RATE

	\$12/SITE	\$14/SITE	\$16/SITE
REVENUE TO OPERATOR			
Rental Fees	238,200	277,900	317,600
Food & Beverage Sales	35,730	35,730	35,730
Merchandise Sales	23,820	23,820	23,820
TOTAL REVENUE	297,750	337,450	377,150
COST OF SALES	26,797	26,797	26,797
GROSS PROFIT	270,952	310,652	350,352
OPERATING EXPENSES			
Labor	36,921	36,921	36,921
Advertising	9,230	9,230	9,230
Insurance	4,615	4,615	4,615
Legal, Accounting, etc.	4,615	4,615	4,615
Maintenance	18,460	18,460	18,460
Utilities	9,230	9,230	9,230
Miscellaneous	9,230	9,230	9,230
SUBTOTAL	92,302	92,302	92,302
Lease Payment to County	29,775	33,745	37,715
TOTAL OPERATING EXPENSE	122,077	126,047	130,017
NET OPERATING INCOME	148,875	184,605	220,335
DEBT SERVICE	138,600	138,600	138,600
NET INCOME BEFORE TAXES	10,275	46,005	81,735

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## \$1.4 MILLION INVESTMENT - IRB PROJECT FINANCING 8-3/4% INTEREST RATE CONSTANT FOR 25 YEARS 200 RENTAL SITES - 35.0% YEAR ROUND OCCUPANCY RATE

	\$12/SITE	\$14/SITE	\$16/SITE
REVENUE TO OPERATOR			
Rental Fees	306,600	357,700	408,800
Food & Beverage Sales	45,990	45,990	45,990
Merchandise Sales	30,660	30,660	30,660
TOTAL REVENUE	383,250	434,350	485,450
COST OF SALES	34.492	34.492	34,492
GROSS PROFIT	348,758	399,858	450,958
OPERATING EXPENSES			
Labor	47,523	47,523	47,523
Advertising	11,881	11,881	11,881
Insurance	5,940	5,940	5,940
Legal, Accounting, etc.	5,940	5,940	5,940
Maintenance	23,761	23,761	23,761
Utilities	11,881	11,881	11,881
Miscellaneous	11,881	11,881	11,881
SUBTOTAL	118.807	118,807	118.807
Lease Payment to County	38,325	43,435	48,545
TOTAL OPERATING EXPENSE	157,132	162,242	167,352
NET OPERATING INCOME	191.625	237.615	283,605
DEBT SERVICE	138,600	138,600	138,600
NET INCOME BEFORE TAXES	53.025	99.015	145.005

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## \$1.4 MILLION INVESTMENT - IRB PROJECT FINANCING 8-3/4% INTEREST RATE CONSTANT FOR 25 YEARS 200 RENTAL SITES - 60.0% YEAR ROUND OCCUPANCY RATE

	\$12/SITE	\$14/SITE	\$16/SITE
REVENUE TO OPERATOR			
Rental Fees	525,600	613,200	700,800
Food & Beverage Sales	78,840	78.840	78.840
Merchandise Sales	52,560	52,560	52,560
TOTAL REVENUE	657,000	744,600	832,200
COST OF SALES	59,130	59,130	59,130
GROSS PROFIT	597,870	685,470	773,070
OPERATING EXPENSES			
Labor	81,468	81,468	81,468
Advertising	20,367	20,367	20,367
Insurance	10,183	10,183	10,183
Legal, Accounting, etc.	10,183	10.183	10,183
Maintenance	40,734	40,734	40,734
Utilities	20,367	20,367	20,367
Miscellaneous	20,367	20,367	20,367
SUBTOTAL	203.670	203.670	203.670
Lease Payment to County	65,700	74,460	83,220
TOTAL OPERATING EXPENSE	269,370	278,130	286,890
NET OPERATING INCOME	328,500	407,340	486,180
DEBT SERVICE	138,600	138,600	138,600
NET INCOME BEFORE TAXES	189.900	268.740	347.580

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## \$1.4 MILLION INVESTMENT - PRIVATE FINANCING 12% INTEREST RATE CONSTANT FOR 25 YEARS 200 RENTAL SITES - 27.2% YEAR ROUND OCCUPANCY RATE

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	\$12/SITE	\$14/SITE	\$16/SITE
REVENUE TO OPERATOR			
Rental Fees	238,200	277,900	317,600
Food & Beverage Sales	35,730	35,730	35.730
Merchandise Sales	23,820	23,820	23,820
TOTAL REVENUE	297,750	337,450	377,150
COST OF SALES	26,797	26,797	26,797
GROSS PROFIT	270,952	310,652	350,352
OPERATING EXPENSES			
Labor	36,921	36,921	36,921
Advertising	9,230	9,230	9,230
Insurance	4,615	4,615	4,615
Legal, Accounting, etc.	4.615	4.615	4.615
Maintenance	18,460	18,460	18,460
Utilities	9,230	9,230	9,230
Miscellaneous	9,230	9,230	9,230
SUBTOTAL	92.302	92,302	92.302
Lease Payment to County	29,775	33,745	37,715
TOTAL OPERATING EXPENSE	122,077	126,047	130,017
NET OPERATING INCOME	148.875	184.605	220.335
DEBT SERVICE	141,554	141,554	141,554
NET INCOME BEFORE TAXES	7,321	43.051	78,781

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## \$1.4 MILLION INVESTMENT - PRIVATE FINANCING 12% INTEREST RATE CONSTANT FOR 25 YEARS 200 RENTAL SITES - 35.0% YEAR ROUND OCCUPANCY RATE

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	\$12/SITE	\$14/SITE	\$16/SITE
REVENUE TO COUNTY			
Rental Fees	306,600	357,700	408,800
Food & Beverage Sales	45,990	45.990	45.990
Merchandise Sales	30,660	30,660	30,660
TOTAL REVENUE	383,250	434,350	485,450
COST OF SALES	34.492	34.492	34,492
GROSS PROFIT	348,758	399,858	450,958
OPERATING EXPENSES			
Labor	47,523	47,523	47,523
Advertising	11,881	11,881	11,881
Insurance	5,940	5,940	5,940
Legal, Accounting, etc.	5,940	5,940	5,940
Maintenance	23,761	23,761	23,761
Utilities	11,881	11,881	11,881
Miscellaneous	11,881	11,881	11,881
SUBTOTAL	118,807	118,807	118,807
Lease Payment to County	38,325	43,435	48,545
TOTAL OPERATING EXPENSE	157,132	162,242	167,352
NET OPERATING INCOME	191.625	237,615	283,605
DEBT SERVICE	141,554	141,554	141,554
INCOME BEFORE TAXES	50.071	96.061	142.051

## \$1.4 MILLION INVESTMENT - PRIVATE FINANCING 12% INTEREST RATE CONSTANT FOR 25 YEARS 200 RENTAL SITES - 60.0% YEAR ROUND OCCUPANCY RATE

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	\$12/SITE	\$14/SITE	\$16/SITE
REVENUE TO OPERATOR			
Rental Fees	525,600	613,200	700,800
Food & Beverage	78,840	78,840	78,840
Merchandise	52,560	52,560	52,560
TOTAL REVENUE	657,000	744,600	832,200
COST OF SALES	59,130	59,130	59,130
GROSS PROFIT	597,870	685,470	773,070
OPERATING EXPENSES			
Labor	81,468	81,468	81,468
Advertising	20,367	20,367	20,367
Insurance	10,183	10,183	10,183
Legal. Accounting, etc.	10,183	10,183	10.183
Maintenance	40,734	40,734	40,734
Utilities	20,367	20,367	20,367
Miscellaneous	20,367	20,367	20,367
SUBTOTAL	203.670	203.670	203.670
Lease Payment to County	65,700	74,460	83,220
TOTAL OPERATING EXPENSE	269,370	278,130	286,890
NET OPERATING INCOME	328,500	407,340	486,180
DEBT SERVICE	141,554	141,554	141,554
NET INCOME BEFORE TAXES	186.946	265.786	344.626

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### Nine Hole Executive Golf Course

To develope the type of golf facility proposed in the East Properties Master Plan several different financing options were explored. The first option, assumes the golf facility will qualify for Industrial Revenue Bond (IRB) financing. Using this funding mechanism, the County would issue a bond to finance construction of the entire golf facility. This facility would then be leased back to a private operator who is responsible for paying the debt service.

Under this option, the county would receive a lease payment equal to 6% of Total Gross Revenues. These sources of revenue include green fees, driving range fees, Pro Shop merchandise sales, and income produced from vending machines. The private operator is responsible for the debt service on the 1.3 million dollar development cost which is assumed to be 8-3/4% over twenty-five years. With this type of financing the private operator is responsible for all facility maintenance and operational costs.

A second option available for financing the devlopment is a combination of public and private financing. The county could issue, with public consent, a General Obligation Bond (GOB) for 1.1 million dollars. This would finance the course construction and necessary parking improvements. Private financing would be used to fund construction of the clubhouse and driving range. The County would be responsible for carrying the debt service on the 1.1 million dollar GOB, while the course operator would be responsible for the debt service on the \$220,000.

It was assumed that GOB funds would come in at 8-3/4% spread over twenty-five years, while the private sector funding would carry a 12% interest constant for twenty-five years. With this type of funding arrangement the County would receive 88% of all green fees, 10% of gross revenue from the Driving Range, and 6% of gross revenue from Pro Shop sales and vending machines. The County would be responsible for maintenance of the golf course. The private contractor would be responsible for all other maintenance and operational costs.

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To determine total revenues for both financing options, several key assumptions were made based on data gathered from other Portland metropolitan facilities. First, a fee of \$5.00 for nine holes of golf (1 round) is the current market rate for comparable courses. Second, a range of 45,000 to 60,000 rounds played per year was feasible.

The revenue projection of \$100,000 from the driving range is reasonable according to operators of existing facilities. A conservative approach was taken on projecting per capita spending for the Pro Shop and vending machines sales. Figuring \$1.00 per round per year for Pro Shop sales and \$0.10 per round for vending machines sales yielded additional income to the overall operation. Figures for these revenue sources were held constant for both funding options explored in the following pro-forma statements. Finally, it was assumed in both options that through a contractual arrangement, the private operator would not pay any property tax.

## BLUE LAKE NINE HOLE EXECUTIVE GOLF COURSE

## \$1.345 MILLION INVESTMENT - IRB PROJECT FINANCING 8-3/4% INTEREST RATE CONSTANT FOR 25 YEARS \$5.00 PER ROUND [ROUNDS SHOWN IN THOUSANDS]

	45 ROUNDS	50 ROUNDS	55 ROUNDS	60 ROUNDS
REVENUE TO OPERATOR				
Green Fees	225,000	250,000	275,000	300,000
Driving Range	100,000	100,000	100,000	100,000
Pro Shop	90,000	100,000	110,000	120,000
Vending Machines	4,500	5,000	5,500	6,000
TOTAL REVENUE	419,500	455,000	490,500	526,000
COST OF SALES	42,525	47,250	51,975	56,700
GROSS PROFIT	376.975	407,750	438,525	469,300
OPERATING EXPENSES				
Administration/Staff	60,000	60,000	60,000	60,000
Utilities	8,000	8,000	8,000	8,000
Insurance	4,000	4,000	4,000	4,000
Accounting/Legal	4,000	4,000	4,000	4,000
Miscellaneous	10,000	10,000	10,000	10,000
Advertising	10,000	10,000	10,000	10,000
Course Maintenance	100,000	100,000	100,000	100,000
Driving Range	10,000	10,000	10,000	10,000
SUBTOTAL	205,000	206,000	206,000	206,000
Lease Payment to County	25,170	27,300	29,430	31,560
TOTAL OPERATING EXPENSE	231,170	233,300	235,430	237,560
NET OPERATING INCOME	145,805	174,450	203.095	231,740
DEBT SERVICE	133,155	133,155	133,155	133,155
NET INCOME BEFORE TAXES	12,650	41,295	69,940	98,585

## BLUE LAKE NINE HOLE EXECUTIVE GOLF COURSE

## \$1.125 MILLION INVESTMENT - GOB PROJECT FINANCING 8-3/4% INTEREST RATE CONSTANT FOR 25 YEARS \$5.00 PER ROUND [ROUNDS SHOWN IN THOUSANDS]

	45 ROUNDS	50 ROUNDS	55 ROUNDS	60 ROUNDS
REVENUE TO COUNTY				
Green Fees	198,000	220,000	242,000	264,000
Or iving Range	10,000	10,000	10,000	10,000
Prio Shop	5,400	6,000	6,600	7,200
Vending Machines	270	300	330	360
TOTAL REVENUE	213,670	236,300	258,930	281,560
COUNTY OPERATING EXPENSES				
Administration/Staff	5,000	5,000	5,000	5,000
Accounting/Legal	2,000	2,000	2,000	2,000
SUBTOTAL	7,000	7,000	7,000	7,000
Course Maintenance	100,000	100,000	100,000	100,000
TOTAL OPERATING EXPENSE	107.000	107,000	107,000	107,000
NET OPERATING INCOME	106,670	129,300	151,930	174,560
DEBT SERVICE	111,375	111,375	111,375	111,375
NET INCOME (LOSS)	(4,705)	17,925	40,555	63,185

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## BLUE LAKE NINE HOLE EXECUTIVE GOLF COURSE

## \$220,000 INVESTMENT - PRIVATE FINANCING 12% INTEREST RATE CONSTANT FOR 25 YEARS \$5.00 PER ROUND [ROUNDS SHOWN IN THOUSANDS]

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	45 ROUNDS	50 ROUNDS	55 ROUNDS	60 ROUNDS
REVENUE TO OPERATOR				
Green Fees	27,000	30,000	33,000	36,000
Driving Range	90.000	90,000	90,000	90,000
Pro Shop	84,600	94,000	103,400	112,800
Vending Machines	4,230	4,700	5,170	5,640
TOTAL REVENUE	205,830	218,700	231,570	244,440
COST OF SALES	42,525	47,250	51,975	56,700
GROSS PROFIT	163,305	171,450	179,595	187,740
OPERATING EXPENSES				
Administration/Staff	60,000	60,000	60,000	60,000
Utilities	8,000	8,000	8,000	8,000
Insurance	4.000	4.000	4.000	4.000
Accounting/Legal	4,000	4,000	4,000	4,000
Miscellaneous	10,000	10,000	10,000	10,000
Advertising	10,000	10,000	10,000	10,000
Driving Range	10.000	10.000	10.000	10.000
TOTAL OPERATING EXPENSE	106,000 -	106,000	106,000	106,000
NET OPERATING INCOME	57,305	65,450	73,595	81,740
DEBT SERVICE	27,805	27,805	27,805	27,805
NET INCOME BEFORE TAXES	29,500	37,645	45,790	53,935

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## Single Family Home Lots

The East Properties Master Plan also includes the parcelling of eighteen 7500 square foot lots along Blue Lake Road. To finance this portion of the master plan development, the County Parks Services Division would utilize existing funds from other county sources.

Front end development costs for site utilities, improvements to Blue Lake Road, engineering fees, and a legal plat survey are estimated to be \$161,100. Real estate commissions were assumed to be 6% and would be paid out of closing costs. Conservative figures were used to determine the revenue generated from these lot sales. Comparable figures for golf course lot sales have averaged considerably higher than the figures used in this analysis but due to current market conditions more conservative figures were used.

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A pre-condition for selling these lots, would be a committment for developing the golf course. Without the golf course development these lots are far less attractive and would move slowly in today's sluggish market.

#### BLUE LAKE SINGLE FAMILY HOME LOTS

#### \$161,000 INVESTMENT COUNTY FINANCING - NO DEBT SERVICE LOT SALES CONTINGENT UPON GOLF COURSE DEVELOPMENT

	15.000/LOT	17.500/LOT	20.000/LOT	22.500/LOT	25.000/LOT
REVENUE TO COUNTY					
Individual Lot Sales	270,000	315,000	360,000	405,000	450,000
TOTAL REVENUE	270,000	315,000	360,000	405,000	450,000
DEVELOPMENT COSTS					
Utilities	17,500	17,500	17,500	17,500	17,500
Road Improvements	129,000	129,000	129,000	129,000	129,000
Legal Plat Survey	5.500	5.500	5,500	5.500	5.500
Engineering Fees	9,100	9,100	9,100	9,100	9,100
Real Estate Commissions	16,200	18,900	21,600	24,300	27,000
TOTAL DEVELOPMENT COSTS	177,300	180,000	182,700	185,400	188,100
NET INCOME	92,700	135,000	177,300	219,600	261,900

## PROJECTING NEW PARK REVENUES

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With the completion of the proposed Blue Lake Park Master Plan improvements new sources of revenue will become available to the County. Of the fifteen major items listed in the Development Cost Summary, ten will directly impact park attendance records and generate revenue through collection of the park entrance fee. The remaining five, Bandshell, Group Picnic Areas, Kid's Center, The Gardens Building, and the Lake House will contribute to increased park entrance fees but will also generate additional revenue.

The new floral gardens, family picnic areas, swim beach, sport fields, and interpretive area will all contribute toward attracting a greater number of park visitors. There will not be any additional fees charged for using any of these park facilities. While there will no longer be a fee charged for swimming, the increase in park attendance and the spending spin-off from these park users will more than offset the revenue lost from the existing swim center facility.

For example, in Fiscal 84/85 the Swim Center generated \$29,460. To recapture this lost revenue through increased park entrance revenues would require an additional 29,460 vehicles paying \$1.00 per vehicle. This is approximately a 40% increase over park attendance in 1984. While this may seem a heavy increase to expect, the combined total is still below the park attendance level of 1979. And while it may appear the park is losing a large revenue generator, the County is also realizing savings by not having to maintain the existing swim center building in its current condition.

Increased revenue from the group picnic reservations will occur with the expansion of these facilities. The proposed new facilities will accommodate an additional 2,150 people in sheltered facilities, and 850 in non-sheltered reserved areas. This represents over a 100% increase from existing reserved group picnic facilities. Assuming that all the new group areas were utilized on a single day this would generate an additional \$1,000 in park entrance fees alone. To project future park revenues based on completion and full operation of all the proposed Site Plan Improvements it was necessary to make several assumptions. First, park attendance figures will continue their gradual increase as experienced since 1982. This increase will peak with annual park attendance reaching 324,000 paying park visitors. The average number of park visitors per vehicle will remain at three (3). Second, with all park improvments completed, the park entrance fee will be increased to \$2.00 per vehicle.

The Lake House will be renovated to accommodate groups up to 150 people. There will be a split fee structure of \$350 and \$500 per event according to group size and length of event. The facility will be rented 60% of the time at the lower figure, with the remaining 40% paying the \$500 per event figure.

Revenues from food concession receipts assume that the average spending per capita for park visitors will be \$0.50. This includes the new resturant, in addition to udgrading existing facilities. The County will receive through a lease agreement, 10% of Total Gross Revenues from these concessionaires.

Boat Concession receipts will double as park attendance reaches 324,000 annual visitors. The fee structure and concessionaire agreement between the County and the private operator will remain the same.

Special events at the Bandshell will attract an additional 30,000 park visitors each year. Price of admission to these events will be the \$2.00 per vehicle park entrance fee. Therefore, 10,000 vehicles will be paying the admission fee to these events.

Expanding the Group Picnic areas by over 100% will double revenues from the reservation and alcohol fees currently charged for this area. The fee structure will remain unchanged and the projected occupancy rates are the same as those for Fiscal 84/85. The source of revenue projected for the Kid's Center comes from the video machines. Each play costs \$0.25 and 48,000 games will be played annually. Additional revenue may be generated by the Carousel, but are not included in this projection. Revenue from the food vending machines in the Kid's Center has been included in revenue from Food Concessions.

This concludes the assumptions factored into projecting revenues from the proposed Blue Lake Park Site Plan Improvements. Additional revenue will be generated by the improvements proposed for the East Properties.

To determine revenue from the Recreational Vehicle Park, it was assumed that a 35% annual occupancy rate would be attainable. Allowing for inflation and the completion of all improvements to Blue Lake Park, \$16 per site rental fee would be charged. Revenue to the County from the Golf Course and Driving Range would be derived from 60,000 rounds of golf played annually at \$5.00 per round. The County would maintain the golf course and pay off the debt service on 1.1 million dollars.

The last source of revenue projected for Blue Lake Park is a direct result of developing the 200 site Recreational Vehicle Park. Funds from the State Of Oregon Park Assistance Program have been calculated and included in the overall revenue picture.

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Finally, to determine a net operating profit or loss on the total park operations, it was assumed that County operational expenses would increase 50% in order to properly maintain all new park facilities. The following summary statement shows anticipated park revenues based on the above criteria and operational expenses increasing by 50%.

#### PROJECTED REVENUE SUMMARY STATEMENT ALL PROPOSED MASTER PLAN IMPROVEMENTS COMPLETED 324,000 ANNUAL PARK VISITORS - \$2.00/YEHICLE ENTRANCE FEE

#### PARK REVENUE

Park Entrance Fees	216,000
Lake House Lease Fee	13,255
Food Concession Receipts	16,200
Boat Concession Receipts	13,000
Bandshell Special Events	20,000
Group Picnic Reservation Fees	72,000
Kid's Center Concession Receipts	12,000
Subtotal	362,455
EAST PROPERTIES REVENUE	
Recreational Vehicle Park	48,545
Golf Course & Driving Range	<u>52.585</u>
Subtotel	101,130
OTHER SOURCES OF REVENUE	
State of Oregon Park Assistance	19.650
Subtotal	19,650
TOTAL ANNUAL REVENUE	483,235
Less Operating Expenses	<u>427.477</u>
NET ANNUAL REVENUE	55,758



March 13, 1998

Dear Outdoor Enthusiast:

I would like to invite you to participate--*at no cost*--in the World Forestry Center's popular Northwest Trails Fair '98, a one-day event on Saturday, May 9. The event will run from 10 a.m. to 4 p.m. at the center's museum in Washington Park.

This year we are planning a series of clinics, demonstrations, and information tables to outfit beginner and veteran hikers alike with information on where to go, what to take, and how to safely enjoy the bounty of Northwest hiking trails.

You or your organization can participate in a number of ways:

•Host an information table with your brochures, samples of equipment, clothing, maps or other services you offer (we will provide you with an 8' table);

•Give a half-hour clinic on your specialty or knowledge related to backpacking and hiking;

- •Contribute a door prize and receive additional exposure to our outdoor enthusiast visitors;
- •Become an event sponsor and receive wide recognition for helping promote one of the more popular outdoor activities in the Northwest.

Our schedule for speakers is limited, so I encourage you to reply early. I would very much like your group to participate. This will be a great opportunity for you to meet potential new members or new clients for your services...as well as meet other organizations.

Please indicate your interest on the enclosed registration form. A postage paid envelope is enclosed for your convenience. And remember, there is no cost to participate. Don't hesitate to call me for additional details at 503-228-1367 ext. 117.

I must receive your registration by <u>April 15, 1998</u> to ensure that you are included. Thank you in advance for your interest.

Sincerely,

Pete Kent Director, Marketing Communications

Enclosure

P.S. Please pass this letter on to the appropriate person in your organization if you cannot provide the necessary information. Thank you.

## World Forestry Center

# Exhibitors and Speakers Registration for Northwest Trails Fair '98

Organizatio	n
Contact:	Name
	Address
	City/State/ZIP
	Phone
Yes,	we would like to participate.
We we mem	will provide information (handouts, newsletters, brochures, bership forms about our organization/products/services.
•Exh •Elec •Set- a.m.	e 8-foot table will be made available for your use. ibits must be free-standing. ctrical outlets are limited (please indicate your need). up is from 3:30 p.m. to 5 p.m. Friday, May 8, and from 8:30 to 9:45 a.m., Saturday May 9 (day of show). All exhibits be set up by 9:45 a.m.
	bers of our group will be present throughout the day to answer ors' questions.
Plea	se mail us information to include in our newsletter.
We w	ould like to contribute a door prize. Item(s)
We w	ould like to give a half-hour presentation. Topic
Pleas	e call us about sponsorship opportunities.
We a	re unable to participate this year.
Please retu	urn this form in the postage-paid envelope by April 15, 1998.

Pete Kent • World Forestry Center • 503-228-1367 ext. 117