

Woodland Park Lawn Bowling Facilities & Greens

Use, Occupancy and Maintenance Agreement Renewal



**City Council Civic Development, Public Assets
& Native Communities Committee**

Presenter: Terri Burns
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Seattle
Parks & Recreation

healthy people healthy environment strong communities

HISTORY

1933: Woodland Park became site of first lawn bowling green in Seattle

1933–52: Managed by City Park Dept., then Queen City Lawn Bowling, now Woodland Park Lawn Bowling Club (WPLBC)

1952–present: WPLBC provides access to greens and facility rental through a series of renewed agreements

1955: Clubhouse was constructed with City funds

1962: SPR paid for second greens, doubling space

2016: WPLBC converted 33% of greens to synthetic turf

2017: WPLBC installed new flooring



CURRENT OPERATIONS



- ▶ **Location:** 6150 Whitman Ave. N, between Green Lake and Aurora Ave. N
- ▶ **Description:** Two lawn bowling greens (12 rinks). Clubhouse (46-person capacity) with open floor plan, including small kitchen
- ▶ **Activities:** Lawn bowling, croquet, bocce, league play and rentals
- ▶ **Regular season:** May-October
- ▶ 3,555 annual participants
- ▶ 33 annual rentals

PUBLIC BENEFITS – EXISTING



- ▶ 146 hours of free lessons
- ▶ 445 hours volunteer management/maintenance time by WPLBC
- ▶ Annual rent paid \$1,399 to City General Fund (2016)
- ▶ Rental revenue collected by club in 2016: \$8,910 providing access to the community (33 rentals)
- ▶ Green and facility maintenance
- ▶ Greens and facility improvements

UPPER GREENS IMPROVEMENT PROJECT

Project: WPLBC installed 5,000 sq. ft. of synthetic turf, completed in 2016

Cost: \$64,582

Benefits:

- Reduced court closures due to weather
- Created year-round playable courts
- Attracts regional tournaments

WPLBC hopes to install synthetic turf on remaining two-thirds of Upper Greens



PROPOSED LEASE AGREEMENT



Term:

5-year lease with two 5-year extensions

Annual Use Fee:

\$1,500 or 15% of all rental proceeds, whichever is greater

Green Maintenance:

WPLBC responsible for all greens maintenance

Facility Maintenance:

WPLBC responsible for routine maintenance and minor repairs to the premises and all building systems; SPR responsible for major maintenance of common areas adjacent to greens and clubhouse

PUBLIC BENEFITS – ENHANCED IN 2018

In exchange for use of the greens and clubhouse, WPLBC annually provides public benefit to the community.

- ▶ **Drop-In Access** to provide minimum 150 hours community access to the greens and clubhouse
- ▶ **Outreach** to local schools and organizations serving low-income youth, under-represented communities and seniors (target audiences)
- ▶ **Lessons to Target Audiences** (min. 12/year)
- ▶ **Free Rentals to Target Audiences** (min. 10 hrs/year)
- ▶ **Facility and greens improvements** (min. \$3,000/year)
- ▶ **Volunteer support to provide service** (min. 700 hours) maintaining the greens, clubhouse & rentals
- ▶ **Greens maintenance** to ensure courts playable



Greens and facility maintained by club saves the City \$100,000 annually

PUBLIC BENEFITS COMPARISON

Benefit	Previous Agreement	New Agreement
Drop-In Access	Expectation with no set minimum	Minimum 150 hours
Outreach	Target audience not defined, no minimum for contacting community-based organizations about free lessons or free rentals	Target audience defined: low-income youth, under-represented communities, seniors and/or other nonprofits
Lessons	Expectation with no set minimum or set target audience	Minimum 12 group lessons per year to target audiences
Free rentals	Expectation with no set minimum or set target audience	Minimum 10 hours/year with a minimum rental value of \$1,400
Facility/greens improvements	Expectation with no set minimum or set target audience	Minimum \$3,000/year and/or minimum 5-year term of \$15,000
Volunteer Support	No minimum expectation	Minimum of 700 hours annually

Questions?

