

Jefferson Park Lawn Bowling Facilities & Greens

Use, Occupancy and Maintenance Agreement Renewal

Civic Development, Public Assets and Native Communities Committee

September 5, 2018

Seattle Parks and Recreation



City of Seattle

History of Jefferson Park Lawn Bowling

1942 South District Lawn Bowling Club formed (currently known as Jefferson Park Lawn Bowling Club)

1944 First green opened for public use

1948–49 SPR relocated greens and added second green

1958 Clubhouse created from shed that was to be demolished

1970 JPLBC raised funds to match Forward Thrust project to construct new clubhouse to meet increased usage



Current Operations



- Location: 4103 Beacon Ave. S, in Jefferson Park, between Beacon Ave. S and 15th Ave. S.
- Description: Two lawn bowling greens (12 rinks), clubhouse with open floor plan and small kitchen
- Activities: Lawn bowling, community events and rentals
- Regular season: Year-round play with peak season April to October
- 2,054 annual participants
- 35 annual rentals

Proposed Lease Agreement



Term: 5-year lease with two 5-year extensions

Annual Use Fee: \$1,500 or 15% of all rental proceeds, whichever greater

Green Maintenance: JPLBC is responsible for all greens' maintenance

Facility Maintenance: JPLBC is 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

2017 Public Benefits Provided

- 2,054 public access participants
- 8 nights of free bowling lessons to 357 participants
- 1,200 hours volunteer management/maintenance time by JPLBC
- Annual rent paid to SPR: \$1,508
- Rental revenue collected by club: \$9,545
- 52 hours of free community meetings to nonprofit organizations



Public Benefits - Enhanced in 2018

- **Drop-in access:** min. of 150 hours community access to greens and clubhouse
- **Outreach** to schools, organizations serving low-income youth, under-represented communities, seniors (min. 20 hours to priority audiences)
- **Lessons to priority audiences:** min. 20 group lessons/year
- **Free rentals to priority audiences:** min. 10 hours/year
- **Facility and greens improvements:** min. \$3,000/year
- **Volunteer support to provide service:** min. 729 hours providing access and lessons, outreach, maintaining the greens and rentals for the clubhouse, greens
- **SPR use:** During unscheduled hours, SPR (e.g., Jefferson Community Center) can use the clubhouse at no charge



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

Public Benefits: Community Outreach

To ensure access is available to all community members, JPLBC will reach out to and offer **free lessons and meeting spaces** to 28 organizations who serve:

- Low-income youth
- Under-represented communities
- Seniors
- Nonprofits
- Low-income housing providers



Public Benefits: Community Awareness

To increase awareness of public benefits, SPR and JPLBC will share marketing duties.

Marketing material will include:

- Signage
- Websites
- Social media postings
- Promotional material posted in public spaces such as community centers and libraries throughout the city
- Neighborhood blog postings



Pubic Benefits Comparison

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

Thank you!

