

West Seattle Sportsmen's Club



P.O. Box 16258, Seattle WA 98116

April 26, 2013

Christopher Williams
Superintendent Seattle Parks Department
100 Dexter Avenue N.
Seattle, WA 98109

Regarding: Submission for PARKS LEGACY PROPOSAL and Roger Dahl Range, West Seattle Sportsmen's Club Request for Lease Renewal

Dear Mr. Williams

Thank you for your letter dated March 19, 2013 wherein you stated that you are going to exercise the option to extend the lease of the West Seattle Sportsmen's Club through January 30, 2014, to be considered as part of the larger Parks Legacy Plan. You state that while the lease is under review by the Parks Department, the extensions will allow us to complete the 2014 season. We, the West Seattle Sportsmen's Club (herein after "Sportsmen"), respect the deliberation and are grateful your department (hereinafter "Department") is granting our request. To that end, we have put together this letter to state the salient points we believe the Seattle Parks and Recreation Department should consider in its deliberation regarding the future of the Roger Dahl Range.

Executive Summary

In accord with the ranking system set out at page 26 of the Parks Legacy Plan [DRAFT] 4.8.2013, we believe that the Roger Dahl Range is properly classed in either of 1) "INDIVIDUAL - Community Benefit This level promotes individual physical and mental well-being and some level of recreation skill development that is about equal to the general benefit of the community by addressing social needs, enhancing quality of life for residents, providing safety and possibly increasing property values"; or in 2) "Considerable Individual Benefit This level represents specialized services generally for specific groups that only marginally benefit the community as a whole. Programs and services may be priced to recover full program costs."

We, the Sportsmen, believe that because the principal focus of the programs at the Roger Dahl Range are youth, decision-makers would analogize this to either of the Youth Golf or Amy Yee Tennis facility both rated as "Considerable Individual Benefit" in the hierarchy. Even at that, the Sportsmen hosts Paralympians such as Totems member McKenna Dahl, a 16 year old and a USA Paralympic hopeful for Rio in 2016. McKenna is a wheelchair-bound athlete who trains and competes with the team. The Sportsmen seek to host some of the Paralympic qualifications at the Range. Thus, there exist even specialized program aspects in the events, the Range hosts. As such, on the sliding scales the Parks Legacy Plan lays out, the Sportsmen, through volunteer hours, operate at no cost to the City not already encompassed in their support of the West Seattle Stadium. In terms of cost recovery, we believe that given the opportunity before any tribunal, we could show that the return to the City has been comparable to either of the Tennis or Golf programs.

The Sportsmen have continuously operated a range as a public facility on either of the Camp Long or West Seattle Stadium sites at no additional cost to the City since their formation in 1935. They were instrumental in designing the



grandstand that houses the Roger Dahl Small-Bore Rifle Training Range (hereinafter “Range”) and have continuously operated that range since 1961. As is acknowledged in the Ordinance authorizing the first formal lease, the presence of the Sportsmen has been an asset for the City, the Department, and the people of Seattle. Managing a range for its members and the public has been a central purpose of the club since its formation and without the lease, there would be no facility for the Sportsmen to manage. Terminating the lease will also affect several stakeholders including the State of Washington Department of Fish and Wildlife (“the Game Department”), the Boy Scouts, the Girl Scouts, and the competitive shooters of the West Seattle Totems (male and female athletes, ages twelve through eighteen). We believe that the Sportsmen’s continued tenancy in the Range is in the best interest and consistent with the goals of the Department. These people are stakeholders and, in general, are citizens of the City.

Having a club house is a necessity for the Sportsman. Among other reasons, without a meeting facility, the club will lose its IRS 501(c)(7) status. Thus, without the lease, the Sportsmen as a club will likely be disbanded for want of a facility and, thus, the City will lose the Sportsmen as partners not only in running the Roger Dahl facility but also in the several fishing derbies and conservation classes they host in the parks; the State will lose instructors for its hunting and conservation courses (the only ones held within Greater Seattle); and the citizens will lose a compact park asset that has been heavily and continuously used since 1961. All of the stakeholders will be denied access to any indoor range facility within King County for their educational programs.

As has also been acknowledged in the Ordinance authorizing the lease, the current lease was granted, in part, to allow the Sportsmen to make substantial capital improvements to the facility, specifically to the HVAC system, making the special purpose facility more suitable for its intended purpose. As a condition of the prior lease, the Sportsmen invested in equipment having a useful life of fifty years. Continuing the lease for a term of twenty years will allow the Sportsmen to effect further capital improvements through State and private grant sources, just as the Legacy Draft Plan asserts is the goal of the Parks and Recreation Department. Since 1935, there has never been an incident nor a breach of the obligations attendant to the tenancy, so any termination of the lease is not due to a failure of the Sportsmen as tenants.

History

The presence of a small-bore range was imagined as a feature of the park as early as 1912, when there had been plans to build a stadium in West Seattle. However, the 1912 plans never came to fruition, as the recommended site was considered to be too small for use as a multipurpose park and the Department did not possess the funds to purchase additional land.

In the summer of 1930, the West Seattle Commercial Club petitioned the City Council for a new municipal golf course to be sited in West Seattle, recognizing that West Seattle had become a more viable summer residential area for Seattle businessmen who played the game with the addition of the bridge. Proposals included various additional uses including a pistol range. By 1935, the City Council had appropriated \$44,100 from the general fund to buy 207 acres from the Puget Mill Company to purchase the current site. Conditions on the deed required that the city procure the assistance of the Works Progress Administration (WPA) to develop a municipal golf course and such other recreational facilities as the site might support. The plan developed in January 1935 to support bonding for the project called for an 18-hole golf course in the level valley area and a multiply featured recreation area on the wooded slope west of the fairways where the Greg Davis Park and Delridge Playfield are located. This area would feature a pistol range, as well as field archery, horseshoes,



softball fields, tennis courts, roller hockey, fish ponds, a swimming pool, field house, and a 3,500-seat covered grandstand on each side of a football field, a track, and a parking lot for cars.

The Works Progress Administration (WPA) completed the infrastructure for the West Seattle Stadium in 1938 as part of the project to construct the adjacent West Seattle Golf Course and Recreation Area at Camp Long. The overly ambitious golf course and recreation area scheme was well beyond the amount budgeted for golf purposes so the recreational facility could not be built out at the time. However, WPA workers did begin clearing and grading land for the recreation area in the West Seattle Stadium area once they were done with the fairways in order to displace a garbage dump that the city had developed as an intermediate use of the property. At that time and on the City's direction, the WPA excavated the slope along the eastern side of 35th Avenue SW in order to provide the fill needed to cover the garbage dump. The resulting athletic facility was a hodge-podge of several uses, built as the City could afford.

What was ultimately completed in 1938 is the combined use football and track facility that occupies a large site east of 35th Avenue SW between SW Avalon Way and SW Snoqualmie Street. Eleanor Roosevelt dedicated the field to the citizens of Seattle in 1940. A wide running track surrounds an athletic field at the center of the site with a covered wooden grandstand on the north side and, at the time, open wooden bleachers on the south side. Once the site was filled and graded, the football field was created within an oval running track, and two 800-seat wooden stands flanked the field. On the northern side of the field, the covered wooden grandstand was constructed with showers and locker rooms located underneath. The West Seattle Athletic League hosted its first football game on the new field in 1938, but a shortage of WPA funding delayed the completion and the official dedication of the West Seattle Stadium until 1939. Articles in later editions of the West Seattle Herald state that the Sportsmen were operating modest outdoor pistol and skeet ranges on the site.

Before recreation facilities could be completed, America, particularly her west coast ports, was plunged into World War II. As the War in the Pacific spooled up, the need for training facilities near debarkation ports also heightened so that highly trained soldiers would not lose the benefit of that training as they waited for transportation. The Army, particularly, needed to maintain infantry skills and therefore leased a two-acre parcel of the park, which included the grandstands. The Army used the existing buildings and razed the pistol and skeet ranges to construct a number of temporary structures. Included in these structures was a Quonset hut to house an indoor range.

At the termination of the Army lease, after the war, the Sportsmen resumed control of the indoor range then beginning the better-documented period of their long service to the public at the site. For years, the Sportsmen managed the range to meet the needs of the community hosting firearms safety programs and recreational education, including the Boy Scouts, the Girl Scouts, the club that would come to be known as the Totems, and the Boeing Sportsmen's Club, as well as the general public. And each organization received expert instruction and supervision by volunteers from the West Seattle Sportsmen's Club.

During this time down to the present, the Sportsmen were not solely a shooting club. For example, during World War II, annually, they, along with the Alpine Dairy, would host a fishing derby for troops in the area who were called away from their families due to the requirements of the war effort. For example, the September 27, 1945 edition of the West Seattle Herald reported that "[w]ith more than 300 service men, women and the hosts, the party was one of the largest ever staged



on the Sound.” The Sportsmen served the service members a ham and egg breakfast and took them out on the Sound in their private boats. Prizes given to the service members from all over the country, notably one fourteenth-prize to a two-man team of Private Charles Preston of Portsmouth, Ohio and his host, Roger Dahl.

Roger Dahl, after whom the Range is named was a long-time member of the Sportsmen and worked tirelessly throughout his tenures as a member, president, and board member to provide instruction and training to the youths of Seattle. He set up the first range in the Quonset hut, and remained continually active in youth training programs at the park since 1940. He, with the Sportsmen, developed the State Game Firearm Safety Program. (West Seattle Herald, Vol. 81, No. 18; April 30, 1997). His vision included the use of the range as a vehicle for teaching the youth of Seattle how to safely and responsibly enjoy the forests of the Northwest.

Born in Chinook, Washington and graduating from West Seattle High in the class of ‘22, Roger Dahl had long been a pillar of the West Seattle Community and a constant advocate for conservation education. Throughout his career as an executive at the SODO Sears headquarters for the Northwest operations, he spent much of his time and personal money instructing members of the public in firearms safety. He wrote the first hunter education program on Firearms Safety, which the State Department of Game adopted. (WSH Vol. 81, No. 34; August 27, 1994). Because of his example and his program’s comprehensive scope and assiduous safety training, the state has ever since required Dahl’s Firearms Safety instruction. By statute, all hunters born after January 1, 1972 must successfully complete hunter education training. Today, the Sportsmen continue to provide Seattle’s only such traditional class. Dahl even starred in the first movie for the states of Washington, Oregon, and Idaho’s game departments on Firearms Safety, then a mandatory part of each state’s courses. He was also the first director and organizer of the Youth Conservation Camp sponsored by the Washington State Sportsmen’s Council and established on Orcas Island.

During the same period, beginning in 1946, Roger Dahl and the Sportsmen established the youth club that became the Totems and continues to be a junior competitive marksmanship team sponsored by the Sportsmen. The Totems Club has the goal of instructing boys and girls not only in the safe but also in the accurate use of air and small-bore rifles. As reported in the May 1, 1947 issue of the West Seattle Herald, “In the 90 days since its founding, the [Totems] activities have included monthly meetings at which sports figures in the Northwest have addressed the group, a ski trip to Snoqualmie Pass, a Mothers’ Day banquet, a bottle drive which not only netted the club an income, but also helped to relieve the bottle shortage and improved the appearance of the community, the organization of interclub basketball teams, for softball and two hardball teams, the Fieldhouse Letterman’s banquet, and the community skating party which is being held this Saturday.” Youth have always been a focus of the club.

Members of the Totems have had success in their maturation in the sport. Roger Mar, for example, got his start-shooting rifle as a Totem many years ago. Later, he expanded his interest into Rapid Fire Pistol and in that capacity represented the United States at the 1992 and 1996 Olympic Games. Former member, now-Ensign Steve Loo Jr. USN, is a 2012 graduate of the US Naval Academy and qualified for his appointment as a midshipman, in part, by virtue of his history with the Totems. When a midshipman, he competed with Naval Academy’s Pistol Team and received All American honors. Likewise, former Totem, John Cozens joined the United States Marine Corps in 2004. In basic training, he came within two points of the all-time basic training shooting record, and after returning from two tours of Iraq, he was appointed NCO in charge of pistol training for the 1st Regiment 1st Marine Division at Camp Pendleton. When competing for the



position, John had the highest score of several students who qualified as “Expert” pistol classification among the instructors. Throughout its history, the impact of the Totems team has been far greater than one might expect from a neighborhood club and certainly on par with similar athletic clubs in diverse sports such as swimming and tennis.

Today, McKenna Dahl is one of the more well-known of the Totems members and one of seven students with physical disabilities from the United States chosen to attend the International Paralympic Youth Camp in Graft-de Rijp, The Netherlands. Dahl was born with amyoplasia arthrogryposis, a condition in which a newborn child lacks muscle and suffers from joint deformity. Dahl and the other six Americans were selected based on several criteria, including sports accomplishments, academic achievement and a written essay. Her rigorous practice at the Range has enabled her to compete in National Championships, World Cup, Winter Airgun Championships, Rock Mountain Competition, and countless local competitions. In January, as a member of the USA Shooting Team, McKenna received eight Gold and Silver Medals in events at the Pannonia Trophy match.

The Range and the Leases

In 1961, the City of Seattle with its Century 21 movement was in a mood to spruce the place up to welcome the world to its doorstep. The West Seattle Stadium/Camp Long complex was stood out for attention as its facility began to show its age. Specifically, however, the dated appearance and failing functionality of the old Army barracks and, indeed, the Quonset hut that housed the range, began to grate on the people of Seattle. The West Seattle facility, once a showcase, but now an eyesore, was swept into the modernization of the City under then Mayor Gordon S. Clinton. As a result of its nearly constant use, by the early 1960s the south wooden grandstand had badly deteriorated and was in need of replacement. Similarly, the temporary Quonset huts were showing their age. To suitably groom their recreation facility, the Parks Department sought to eliminate the decrepit structures the Army had left and incorporate the several uses into a single multipurpose facility on the site.

The Department invited the Sportsmen to move their facility into a new specific-use facility as they demolished the old range. The architecture firm of Stoddard & Huggard, in consultation with the Sportsmen, designed the new concrete bleachers, a structure which seated almost 2000 above and housed a modern eight lane fifty foot indoor range within. Completed in 1961, the concrete bleachers replaced the original wood-frame open bleachers that were south stands and included a dedicated eight-lane rifle training range named in 1964 to honor its primary booster and sportsman, Roger Dahl. The Roger Dahl Shooting Range is an eight-position 50 foot indoor small bore and air range that is entirely contained by the south grandstand to such an extent that other users of the stadium are entirely unaware of its existence. It is one of the most modern ranges indoor ranges in Washington State, public or private. The Sportsmen raised the necessary funds to equip the range first in 1961 and the Roger Dahl Range has been in constant use since then.

Four Agreements have supported and defined the Sportsmen’s use of the Dahl facility since its construction. In 1980, authorized by Ordinance #109405, the Department sought, for insurance purposes, a formalized agreement between the Sportsmen and the Department to confirm that which had begun with a handshake and that had successfully facilitated the use for its first twenty years of its operation. In that Agreement, the Department of Parks and Recreation affirmed the value of the Sportsmen as tenant, stating, in part:

WITNESS THAT,



WHEREAS, the Club is an organized group of adults proficient in the handling and use of firearms, together with its Junior Division of youngsters eighteen years of age; and is organized with one of its stated purposes being to educationally impart a better knowledge in the safe handling and proper care of firearms;

WHEREAS, the Club has contributed greatly to the development of the Dahl Rifle Training Range, so named and dedicated in honor of one of its early members who, during his lifetime, was instrumental in installing the required range equipment and arranging for the use of the area constituting the rifle range facility by the Club and general public; and

WHEREAS, the City desires to formalize the arrangement between the City and the Club, whereby full use of the rifle range will be obtained under the direction of the Club.

The Agreement, captioned as the “Roger Dahl Rifle Training Range Agreement” provided for a three-year lease to be extended another three year or greater period as the parties define by mutual agreement. The obligations to provide the range not only to the membership of the Sportsmen and their Youth Division, the Totems, and members of the public to be used as a park under the unpaid but regulated supervision of members of the Sportsmen, “as an independent operator in respect of other organized user groups sanctioned and certified by the Club with the City’s approval for use of the Premises under the Club’s direction.” In effect, the Department received the volunteered services of Club Members as Parks employees without any of the employer obligations as was the intent of the parties under the clause entitled “Provision of Services to the City.”

Just as set forth in the Parks Legacy Plan, the Sportsmen actively partnered with the Parks and Recreation Department to supply recreational services that personnel from the Department could not. In the 1983 extension to the lease agreement, the Parks Department expanded and formalized the obligations undertaken by the Sportsmen as a condition of the use of the facility:

Provision of Services to the City:

(1) The Club shall provide services as an independent operator in respect to other organized user groups sanctioned and certified by the Club with the City’s approval for use of the Premises under the Club’s direction, as follows:

* * * *

Operations and Maintenance

(1) Instruction Program

The Club shall provide rifle instructors for classes that will be organized by the Club. The number of classes organized and the scheduling of those classes will be mutually agreed upon by the Club and the Department. The Club shall submit a quarterly schedule of instruction to the Department according to the following schedule: April 1, July 1, October 1, and January 1, during each year of this Agreement.

(2) Publicity/Advertisement

The Club shall, through non-paid publicity and advertisement, actively make known the availability of the Rifle Range Facility, including instructional classes, under this Agreement. The Club will submit a quarterly report that details such efforts made in the previous quarter. The schedule for this report will be the same as the one outlined in Paragraph 5E1.

All publicity and advertisement shall indicate that the facility is a Seattle Parks Department facility. The Department shall publish and advertise in its literature at its own discretion and, without limitation, availability of the same.

(3) Staffing/Security:



The Club shall adequately staff the Premises during the Club's hours of use and special events for proper supervising, managing, and carrying out of its responsibility under provisions of this Agreement.

(4) Intoxicating Beverages on the Premises:

The Club shall not permit intoxicating beverages of any kind to be used, sold, consumed, or dispensed upon the Premises unless previously approved in writing by the Superintendent for such use, sale, consumption, or dispensation in accordance with applicable laws, ordinances, rules and regulations, as now or hereafter amended.

(5) The Department shall be responsible for all major maintenance and preventive maintenance to the premises. The Club shall be responsible for minor repairs and maintenance including all lights except outside floodlights.

EQUIPMENT

At all times during the term of this Agreement, the Club shall provide, or cause to be provided, at no expense to the City, all necessary equipment to be installed and used at the Premises, which is contained in Exhibit "C" attached hereto and incorporated herein by reference. Any additional equipment to be installed and used at the Premises must first be approved by the Superintendent. Said equipment to be used shall be in a safe condition and shall remain the property of the Club.

7. CUSTODIAL SERVICES

The Club shall be responsible for custodial services to the Premises every day the Premises are used. Custodial services shall include, but need not be limited to, replacing light bulbs and picking up trash and litter and depositing the same in proper receptacles located on the Premises.

* * * *

The Sportsmen's ready acceptance and able performance of these obligations has continued to this day. The 1990 Agreement extended the terms of the 1986 Agreement and continued in effect on a year to year basis until 2002. In the minutes of the Park Commission for a meeting to consider the further extension of the lease, given the Department's concerns about the presence of lead in the premises, the Clerk summarized the tenancy of the Sportsmen as follows (Minutes of April 24 Meeting):

Since 1946 the West Seattle Sportsman's Club has provided marksmanship and firearms safety education in cooperation with the State Department of Wildlife and Fisheries from the Dahl Rifle Range facility under the West Seattle Stadium south bleachers. About 40-50 full time members are listed, about half of whom are senior citizens. The Rifleman's Association fields about 100 members one night a week during January, February and March. Roughly, 250 youth use the facility for marksmanship competition and other qualifying events annually. The Club pays a \$250 fee for facility use and pays the light utility at the site.

In 1993, the Club had \$24,000-\$12,000 fundraising and \$12,000 in IAC funds to improve the HVAC system. In mid-1994 questions about elemental lead levels were raised. In 1995 the Parks staff had a consultant review the site. It was determined that the lead in the existing HVAC system and pit areas had to be abated. In June 1995 the IAC was notified that the original IAC request for \$24,000, which the Department had been prepared to support had to be withdrawn to figure out how to pay for the dramatically increased costs. The new 1997 costs are \$98,570 - \$12,000 - Club fundraising; \$12,000 Club's IAC grant; \$37,285 - Department CIP and \$37,285 in IAC reimbursable grant. If the HVAC project goes forward, the Department will reapply to IAC by May 1, 1997 for the total project costs of \$98,570. If no IAC grant is submitted, or if the program is discontinued then the Department still will have to spend \$74,570 abating the lead from the existing range prior to any other use or demolition of the facility.

Fred Burr, President of West Seattle Sportsman Club, stated the Club has raised dues to cover the \$2000 per year cleanup costs that will be necessary after the major cleanup.

The options are to continue operation of the range and Parks contributes \$37,285 out of the \$100,000 total cost or if use is discontinued Parks would not have to renovate the HVAC system but would have to do lead abatement and Parks costs would total \$74,570.



Ultimately, the Commission determined that the Sportsmen's use of the facility was a benefit to the Department and to the City, entirely consistent with the sorts of partnerships the Department sought to forge with the public, and allowed the Sportsmen to continue in the use of the Roger Dahl Rifle Training Range. As expressed in a December 27, 2002 letter to the Sportsmen, Kenneth Bounds, the intent of the Department was to facilitate the Sportsmen in making their

After careful consideration, I am amenable to working with you to negotiate and execute a 10 year long term agreement with the West Seattle Sportsman's club so that it can continue operation and use of space at our West Seattle Stadium Facility. Of course, this does not supersede the Department's PRO Parks commitments for the West Seattle Stadium site. At this point, it appears the current PRO Parks plans for the stadium redevelopment do not include the space currently used by your club. You may forward this letter to the IAC so that it knows that we are actively working together to negotiate this 10-year long term agreement and that it is appropriate to process a grant agreement with your club. However, if future plans and funding will enable additional work that includes space currently occupied by the club, then we need to revisit this contractual relationship and work out a solution that will support the Pro Parks development commitment and be responsive to your needs.

So until "we cross this bridge" I am directing department staff to draft up a 12 month use agreement for 2003 to enable the club to plan its current program level. At the same time staff will also work with the club to draft a proposed 10 year longer tenancy agreement with the restrictions mentioned herein, Barry Firth, at 684•8002 in our contracting office will be working on these agreements and call you to follow-up on these agreement discussions..

Thus in 2002, the lease was extended with the intent that the Sportsmen would arrange the IAC grant and the fundraising to upgrade the HVAC system to its current state of the art performance for lead abatement and confinement. At that point, as a condition to the IAC grant of funds, the Department offered the Sportsmen a ten-year lease which the Department and the Sportsmen executed. Again, as is attested in Ordinance 121290 and the supporting documents, the Sportsmen have been ideal tenants: "The Club, which was founded in 1935, has provided educational programs in partnership with state agencies to provide educational programs that benefit Seattle's citizens. The Club participated in the construction of the current Roger Dahl Rifle Training Range in 1961; and has continuously maintained the facility at its own cost and expense ever since." (Fiscal Note in Support of Ordinance 121290):

AN ORDINANCE authorizing execution of a ten year lease of the Roger Dahl Rifle Training Range at West Seattle Stadium with the West Seattle Sportsman's Club,

WHEREAS, the West Seattle Sportsman's Club (the "Club") currently occupies the City-owned facility commonly known as the Roger Dahl Rifle Training Range (the "facility"), which is located at the Department Of Parks and Recreation's West Seattle Stadium; and

WHEREAS, the Club participated in the construction of the Roger Dahl Rifle Training Range in 1961 and has continuously occupied and maintained the facility at its own cost and expense since that time; and

WHEREAS, the Club provides valuable educational programs to Seattle's citizens in partnership with state agencies; and

WHEREAS, the City of Seattle's Department of Parks and Recreation recognizes: the Club's many public contributions, including its delivery of firearm safety education and training classes; and

WHEREAS, as part of the terms of its lease with the City, the Club has agreed to continue providing public access, and programming and educational programs to benefit Seattle's citizens; and

WHEREAS, in recognition of such public benefit, the Superintendent of Parks and Recreation has determined that the assessment of a nominal annual rent of \$200 is appropriate for the term of this lease; and

WHEREAS, another public benefit to this lease is that it meets a requirement that will allow the Club to obtain a \$37,394 Interagency Committee for Outdoor Recreation (IAC) grant that will match the Club's financial pledge of \$37,394 for HVAC improvements to the facility;



NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. The Superintendent of Parks and Recreation is authorized to enter into a 10-year lease attached substantially in its form hereto as Attachment 1), with the West Seattle Sportsman's Club (the "Club"), for the occupancy and use of the facility known as the Roger Dahl Rifle Training Range at West Seattle Stadium. . .

Range Equipment and The Capital Improvements

The Sportsmen have a substantial proprietary interest in the equipment that facilitates the use as a shooting range. As the negotiations for the earlier ten-year lease reveal, the Sportsmen's continued use of the facility ("[I]f the program is discontinued then the Department still will have to spend \$74,570 abating the lead from the existing range prior to any other use or demolition of the facility." Minutes of April 24, 1997 Parks Commission Meeting). Instead, through the Sportsmen's initiative and fundraising efforts, the Parks Department spent less than a tenth of that amount to abate and upgrade the facility:

To date, the Department has paid \$7,048 for the HEPA system plans, permits and specifications that the Club proposes to install. These documents are available to the Club. Also as discussed, it is agreeable to the Department that the Club would retain ownership and could remove this HEPA system at the end of the proposed use period. Your Club is to be congratulated for its initiative in applying for available grants to assist you in acquiring and installing the HEPA system. (Kenneth Bounds ltr to Sportsmen President Jerry Mascio, July 31, 2002).

It is only in reliance upon the availability of the facility, that the Sportsmen have been able to install an advanced air handling system, making the range the safest in the Northwest. As such, however, the Sportsmen have designed and built out a facility that has no peer, private or public in the Pacific Northwest. To prevent any accumulation of lead in the facility, a flow of air at just under one mile per hour provides simulated breeze blowing from behind the firing line past the bullet stops and carrying all bullet material down range and into the filter system. While the air could be exhausted as is the practice is other such ranges, HEPA filtration removes any and all particles allowing the recycling of the air. As a result, occupants breathe air that is actually cleaner than any available outside, ambient to the Range. Using this advanced system, the Sportsmen collect all of the bullet material particulate for recycling and or, to the limited extent necessary, to be disposed of properly.

Additionally, over the duration of their tenancy, the Sportsmen have built the bullet stops and target handling equipment that creates a safe environment for competitive shooting. For example, the Sportsmen fabricated the steel target stands for 10 meter air rifle as well as an air pistol electric target carrier system. To allow shooting from the several competitive stances, the Sportsmen designed and fabricated steel swing away collapsing firing line tables. These superbly facilitate off-hand rifle, air rifle, air pistol, and rim fire pistol matches and practice. To expose targets according to international and conventional pistol competition rules, each lane includes remote control target turning system. Because of this ongoing improvement to the facility over the term of the current lease, the Range has attracted more users resulting in an increase by over 100% from the previous lease period.

As the Sportsmen have built it out over this most recent tenancy, the Roger Dahl Training Range has earned a reputation as the leader in safety and competitive innovations and has become the preferred venue providing participants with the optimal site for competition in the Northwest. Unfortunately few of these assets would retain their value if the termination of the lease would necessitate their removal. We have attached a letter from Steven A. Reid, P.E. attesting to the stewardship the Sportsmen have exercised in their care of the leasehold during their tenancy. The only damage to the



structure has been occasioned, not by the activities of the Sportsmen but rather by miscasting of the concrete when the facility was first constructed. The Sportsmen have been ideal tenants.

The Sportsmen are now seeking another lease, ideally of twenty-year duration, to allow the Sportsmen to further amortize the equipment they paid for to get further advantage out of the “fifty-year” capital improvements installed in the facility. The Sportsmen have been good tenants; there has never been a safety incident or breach of the lease during the fifty-two years of occupation of the Roger Dahl Rifle Training Range and we pledge to continue our provision of park services to the public and to our members and junior members throughout the next ten years.

There has never been an incident at the Range which has embarrassed the Department nor caused a claim against the liability policy the Sportsmen hold for the operation of the Range. Throughout, the City and its citizens have derived a greater benefit per square foot than many of the city’s other facilities. As compared to other parks in the city, it is a very economical one for the City to operate. To quote the Parks Legacy Plan at page 20:

Parks could not provide all that we do without the help of the thousands of volunteers and the hundreds of thousands of hours that they provide. In 2012, 39,835 volunteers worked 426,052 hours. Volunteers cannot work in a vacuum: on average, it takes one hour of staff time to support four hours of volunteer time, translating into the hours of 51 full time employees. For example, staff provide materials, education, and oversight for all Green Seattle Partnership work parties. Staff also remove all debris when the job is complete.

Yet the Sportsmen have undertaken all aspects of the maintenance and cleaning of debris as cited above in the contract, releasing the Parks and Recreation Department from any of these concurrent duties. To use the Department’s own words (Page 18 Parks Legacy Plan [DRAFT] 4.8.2013):

Parks and recreation agencies across our country are looking at new ways to provide and maintain park, open space and recreation services for their communities. Many innovative partnerships are emerging and they are providing new services, creating new ideas and programs for our users. Nonprofit and community partners can also provide technical expertise and access to resources not easily available to governmental agencies. Partners can also use their community connections and be more flexible than governmental agencies in accomplishing activities and policy changes. Partners can also be critical in raising capital funds for development projects.

We are fortunate in Seattle to have many dynamic partnerships with nonprofits, community groups and individuals. These partnerships efficiently and effectively provide recreational programming and some park maintenance work. Others have provided critical capital funding and public involvement with park planning.

Existing partnerships bring hundreds of thousands of hours of volunteer support to Parks each year, providing millions of dollars in improvements to existing parks and facilities, purchasing new park land and managing facilities to provide public benefits while saving taxpayer dollars.

The Sportsmen’s continued occupation and maintenance of that single purpose facility is entirely consistent with the stated goals of the Parks Legacy Plan.

Stakeholders

Roger Dahl Training Range is a unique as one of the few indoor range left in western Washington and the only public indoor range left in Seattle and King County. The Roger Dahl Training Range is known as the best range to compete at in the region as having the best air system, lighting, target systems, cleanliness and operation. The volunteer state-certified



instructors and range safety officers of West Seattle Sportsmen's Club operate the Roger Dahl Training Range 4 to 6 days a week year-round. In the course of a year, the Range use is measured by 2,719 visits the number representing strictly those persons using the shooting positions and does not include parents, visitors and spectators. The range is open for use by the public 212 hours per year. For member use and competition, the facility is open an additional 741 hours per year. The regular noncompetition, nonevent use of the Range is divided by day of the week according to the following schedule:

- Mondays: the Junior Club, the Totems stages its afternoon practices and in the evening, volunteer Certified Rangemasters instruct and supervise the public as they use the facility in the evenings.
- Tuesday: League Night where rifle, pistol and air pistol leagues use the Range for practice and less formal competition throughout the year.
- Wednesday: The Totems stage their evening practice and personal coaching sessions. The Sportsmen stage their Board and Members meetings on alternate Wednesdays to coincide with the practices assuring maximum use of the facility.
- Thursday: The Boeing Rifle and Pistol Club stages informal rim fire rifle and pistol matches on Thursday evenings throughout the year. (The Boeing Employees Rifle & Pistol Club (BERPC) established in 1947 serves the fraternity of Boeing shooters committed to safety, hunting, marksmanship, competition, reloading, education, and all around fun.—The Boeing Puget Sound Clubs and Special Interest Groups Website.)

Additionally, over at least 30 weekends a year, the Sportsmen conduct competitive matches between the Totems and other similar clubs from around the state, State-Mandated Hunter Safety classes, marksmanship, shooting safety classes and also host Boy Scout, Girl Scout and Sea Scout shooting classes. Naturally, each of these groups are stakeholders in the lease and, by copy of this letter, we will be inviting their participation in this discussion. It is important to note, the Range is managed by the Sportsmen but it benefits many, many persons of diverse ethnic and cultural backgrounds. As the Parks Department regularly acknowledges, the Range has been used for the benefit of all of the citizens of Seattle even as it has been in the Sportsmen's management.

Apart from providing a meeting place for the membership of the Sportsmen, the Range facility includes a classroom and eight lanes configured for small-bore marksmanship.

To dispel some of the legitimate concerns that strangers to the range often express, the marksmen who use the range generally do so using precision air rifles and precision .22 caliber rifles. The guns in question are only useful for marksmanship competition. Neither the air rifle nor the rim fire rifle is a weapon well-configured for any use other than for marksmanship practice. By way of illustration, a typical rifle the Sportsmen lend to a marksman strictly for use while on the range is the Anschutz ANS 8002 S2:



The cylinder in the picture, extending along and beneath the barrel, contains a volume of compressed air that the trigger releases to send a



pellet downrange. It cannot be used for any other type of ammunition. These are similar to the air rifles used in Olympic marksman and biathlon competition. The ammunition is the .177 caliber pellet that were sold in hardware stores such as Junction True Value to feed air rifles bought as Christmas and birthday gifts for youths especially from the 1900's onward. The ammunition for the rim fire rifles is .22 caliber subsonic target rounds. Rim fire rifles too, have a history of being presented to youths as Christmas and birthday gifts. Importantly, that practice of gifting guns is what, in Roger Dahl's mind required an educational forum for youths in the proper handling of those firearms.

It cannot be said enough that the instruments used by the marksmen at the Range have no practical application as offensive or assault weapons; the instrument. The rifles cannot be concealed nor carried as a weapon because with their adjustable cheek and stock plates they are too large and unwieldy just as the ammunition they consume are too small and too slow to be of any use as a weapon. Nonetheless, the handling of such instruments is a low-risk exercise that assures proper habits of safety when other firearms are used for hunting or marksmanship. As expressed to Director Bounds, "inasmuch as guns will be with us, it is far better that our youths learn respect and habits of safety in the use of guns."

Typical Range Use

In the Strategic Action Plan: 2009-2013, the Seattle Parks and Recreation Department pledged that it would "Identify opportunities to partner with organizations that can more effectively provide services by leveraging skills and resources.

The activities of the Totems are perfectly in alignment with that mission and have been since the inception of the club. Coached by highly skilled volunteers, the ethnically diverse members of the Totems have received instruction and discipline that is nowhere else no other way available to Seattle Youth. As the City Council acknowledged in the Fiscal Note that supported the most recent lease: "Based on the public benefit that will be derived from the Club's continued occupancy and management of the Roger Dahl Rifle Training Range, the Superintendent of Parks and Recreation has determined that a nominal annual rent of \$200 is appropriate for the term of the lease." These young men and women are the very purpose for Roger Dahl's advocacy which resulted in the construction of the Range and as is also noted in the Fiscal Note: "There are no possible alternatives. This is a special use facility that was constructed by the Club for a specific purpose as authorized by the City."

The Totems program teaches Olympic style Small bore and Air Rifle to youth from age 8 until age 20. The program has produced many youth state champions over the year, and two national champions. There are currently twenty members in the program with ages 10-18. There are only two high school seniors who will be leaving the program due to age.

Seattle Parks and Recreation has been well-represented by the activities of the Totems. The range is now host of the Junior Olympic Smallbore Qualifier each year in December. It is this match that determines which kids from the whole state of Washington will be invited to compete in the National Junior Olympic Championships. The program runs matches throughout the country, making it accessible for all interested juniors. Junior shooters are able to participate in State Competitions around the country, such as that held at the Roger Dahl Training Range. Each is sanctioned by USA Shooting and provide the chance to receive an invitation to shoot at the National Junior Olympic Championships hosted by USA Shooting in Colorado Springs, Colorado. Junior Olympic goals are to allow the skilled junior athletes to obtain National competitive experience for future development. The program also serves as an opportunity to appoint the top



finishers to the National Junior Team. The competition receives contestants from such clubs as Capitol City Jr. Rifle Club located in Steilacoom; the Davenport Gun & Game Rod Club, Davenport; the Paul Bunyan Juniors, Puyallup; Renton Fish & Game Club, Renton; Tacoma Rifle & Revolver Club; Tacoma; the Vancouver Rifle and Pistol Club, Vancouver; and the Washington State Rifle & Pistol Association, Puyallup. In short, it showcases Seattle as the “Queen City” of Washington as it injects visitor dollars into the West Seattle economy.

Current and Past Achievements of WSSC Totem members.

Above, the accomplishments of a few of the Totems were set out to illustrate the club’s history of successful instruction. Those histories, though impressive, are not black swans or flukes, but rather, as current accomplishments attest, more commonplace than any club its size would expect. Washington has had at least 2 Olympians, Amanda Furrer and Roger Mar and Roger Mar hails from the Totems. Other accomplishments are, for example:

- In 2011, Tim Mar, the nephew of Roger Mar, won the National 4 Position Competition with a score of 398 out of 400 points. This was Tim’s 2nd National Championship. He won the National Prone Title in 2005.
- Marisca Mozeleski won the state qualifier in Air Rifle and received an invitation to the Olympic Training Center to compete in the National Junior Olympic Competition. Marisca won the Smallbore state qualifier in 2012 and was invited back to the Olympic Training Center for the National Junior Olympic Championships. Marisca is now a sophomore at Murray State where she is a scholarship athlete on their NCAA Rifle Team. Marisca continues to impress her college rifle coach with her ability.
- Emma Carey was invited to the National Junior Olympics in 2012 for both Air Rifle and Smallbore based on her scores in the qualifier.
- This year, the Totems have received 1st round invites for three Totems. Lauren Phillips, Alec Patajo and Grayson Gale have all been invited to the Olympic Training Center. We are awaiting the second round of invites which should be out on Feb 25th. Corinne Blair, Emma Carey, Casey Iwamoto and Jack Ellis all have scores that should qualify for an invitation.
- In 2012, the Totems won the Junior National 4 Position Smallbore Championships with a score of 1573 out of 1600 points. That score set a new Women’s Team record, one that had stood since 1969. Lily Voynick won the Silver Medal in that match.
- The team also placed 1st in their age group (15-17) in the Junior National 3 Position Air Rifle Championship, and followed up that performance with a 2nd Place finish in their age group in the Junior National 3 Position Smallbore Championship. They set a new national team record for their age group (15-17) at the time. The team also qualified and participated in the National Air Rifle Championships that were held in Anniston AL in June.
- The Totems also competed in the Open National 4 Position Team Championship for the 1st time. The top team shot a 1573 in the Master Class. Corinne Blair led the team with a 395-29x, Emma Carey shot a 395-28x, Lauren Phillips shot a 393-28x and Alec Patajo shot a 390-21x.
- In the Open National 4 Position Individual Championship, Corinne Blair led the team with a 793-60x out of 800 points. Emma Carey shot a 791-49x, Lauren Phillips a 785-44x, and Casey Iwamoto shot a 785-42x to round out the top four.



- In the Open National 4 Position Individual Championship, Corinne Blair led the team with a 793-60x out of 800 points. Emma Carey shot a 791-49x, Lauren Phillips a 785-44x, and Casey Iwamoto shot a 785-42x to round out the top four.
- Emma Carey has an offer to shoot for the University of Nevada.
- Lauren Phillips has accepted a scholarship offer to Nebraska to shoot in their NCAA Rifle Team. Emma Carey has an offer to shoot for the University of Nevada.
- So far in 2013, the team is showing great depth. The team won the State Offhand Air Rifle Team Championship and the State 3 Position Smallbore Team Championship in back to back weekends.
- In the State 3 Position Air Rifle Championship, the club sent three teams to qualify for nationals in Anniston this year.
- The top two teams took 2nd and 3rd. The winner of the match shot a 2295, out top team shot a 2294 (while sick) and the 2nd team shot a 2293. Based on these scores, both teams should qualify for Anniston this year.
- In the individual competition, Lauren Phillips (590) won the match, Alec Patajo (583) took 2nd, Owen Yeasting (582) took third and Emma Carey (580) finished in 4th.
- The Totems just completed the best weekend of the season, and maybe in team history.
 - In their bid to repeat at National Champions in the National 4 Position Smallbore Championship, the top team (Lauren, Emma, Corinne and Casey) shot a 1581 out of 1600 points. This shattered the National Women's Team Record they set last year (1573), and also set a new national record for any junior team in the country.
 - Corinne Blair led the team with a 399 out of 400, Emma Carey shot a 396, Lauren Phillips shot a 395 and Casey Iwamoto shot a 392. Corinne Blair score puts her in contention for the National Championship.
 - The second Totem Team also shot very well, turning in a 1550 out of 1600 points. This score should put them in contention for an age group (15-17) medal in the competition.
- The Totems also competed in the Open National 4 Position Team Championship for the 1st time. The top team shot a 1573 in the Master Class. Corinne Blair led the team with a 395-29x, Emma Carey shot a 395-28x, Lauren Phillips shot a 393-28x and Alec Patajo shot a 390-21x.
- In the Open National 4 Position Individual Championship, Corinne Blair led the team with a 793-60x out of 800 points. Emma Carey shot a 791-49x, Lauren Phillips a 785-44x, and Casey Iwamoto shot a 785-42x to round out the top four.

The Sportsmen as Partners Under the Legacy Plan

In the Strategic Action Plan: 2009-2013, the Seattle Parks and Recreation Department has stated that its mission thus: "Seattle Parks and Recreation will work with all citizens to be good stewards of our environment, and to provide safe and welcoming opportunities to play, learn, contemplate, and build community." In that document, the definition for a partnership is that of "a working relationship with another organization that has compatible values and goals and which results in mutual benefits. It may or may not be subject to a formal written agreement.

In the Seattle Parks and Recreation Draft Plan: Community Discussion and Review April 8, 2013, at page 17, the Parks and Recreation Department stated its position as to partners:



The Great Recession reduced City tax revenue and led to budget cuts throughout government. For Parks, the budget cuts beginning mid-2009 led to reductions in staff and services, and increased fees and charges for a number of activities. Parks closed our nursery, reduced staffing for grounds maintenance activities, reorganized park maintenance districts, and eliminated one of three tree crews. The Carkeek Park Environmental Education Center closed and the Seattle Audubon Society will operate it under a lease agreement beginning in 2013. Parks' shops were constricted by cuts that eliminated the fence crew, cut paint shop staffing in half, and reduced the metal and machine shop's capabilities. In 2011, five community centers shifted to limited operations because of staffing reductions, and in 2012 Parks implemented a new community center operating model that achieved a \$1.2 million reduction in community center operating costs. Community centers are now clustered into geographical groupings with three different levels of operating hours.

We are fortunate in Seattle to have many dynamic partnerships with nonprofits, community groups and individuals. These partnerships efficiently and effectively provide recreational programming and some park maintenance work. Others have provided critical capital funding and public involvement with park planning.

Existing partnerships bring hundreds of thousands of hours of volunteer support to Parks each year, providing millions of dollars in improvements to existing parks and facilities, purchasing new park land and managing facilities to provide public benefits while saving taxpayer dollars.

At page 18, the importance of partners such as the Sportsmen continues:

Partnerships are playing a bigger role in how we manage parks in the United States and the variety and complexities range from providing maintenance, recreation and other services along with park planning and capital improvements. Partnerships can be simple or complex arrangements that involve more than one partner with different levels of involvement for each of the partners. It is critical that partnerships are connected to Parks' mission and enhance the park user's enjoyment of the park. Partnerships need careful attention to the issues of quality control, policy development, role definitions, risk-sharing, monitoring and access. Key elements for success in all partnerships are trust, commitment at the highest level, a shared vision and communication.

Partnerships can enhance Parks-owned and managed properties to provide unique spaces for people to relax, play and connect. Nonprofit agencies, volunteers and others can use their flexibility and creativity to present unique programs and develop temporary and permanent places that bring energy and vitality to urban areas. A great example is the support the Downtown Seattle Association (DSA) provides for programming in center city parks. The DSA and Parks recently worked together to add a play area to Westlake Park as a two-year pilot program.

Parks is committed to continuing our rich and dynamic partnerships and to seeking new strategic partnerships throughout the community with other public agencies, nonprofits, the private sector and volunteers. Developing and managing partnerships requires specific skills relating to contract development and management. Strengthening existing partnerships and exploring creative new ones is the path to sustaining the parks and recreation system and building for the future.

As has been stated throughout the Legacy Plan, the partnership may be formed around a single activity or event or it may be long-term and multi-faceted." Apart from its support of the Totems, the West Seattle Sportsmen's Club has been a superb tenant and partner, and has been a rabid in its support of Seattle's children. Its stated mission as contained in its by-laws is:

ARTICLE III

OBJECTS

The fundamental purposes of this Club are:

To develop opportunities for the enjoyment of outdoor life as an essential part of the character building and the spiritual and physical development of people.

To help in the conservation of all game and game fish.

To encourage the protection and restoration of the forests and all wild life.



To safeguard the public health and conserve aquatic life by the elimination of pollution of all waters.

To vigorously oppose legislation and laws designed to disarm law abiding citizens.

To promote in every lawful way the interests of rifle and pistol shooting among our members; to raise the general proficiency in the use of these arms to as high a state as possible; and to educationally impart a better knowledge in the safe handling and proper care of firearms, and in improved marksmanship.

The Club has been a pillar of the West Seattle and, importantly, the Seattle community since its inception. For example, in a special 1951 Centennial Edition of the Seattle Times, the City's celebrations of its birthday included, "Thousands attended the opening ceremonies as Seattleites in pioneer dress re-enacted the landing on Alki Beach, arriving on a schooner meant to simulate the sailing vessel which had brought the pioneers from Portland to rain-soaked Puget Sound. According to newspaper accounts, 'costumed and painted Indians' watched curiously from shore; the 'Indians,' members of the West Seattle Sportsmen's Club, then barbecued salmon for the throng."

In cooperation with the State's Fish and Wildlife and the C.A.S.T. for Kids Foundation, the Sportsmen have and continue to offer kids a chance to learn about fishing to promote sport fishing. The event ponds are stocked with hatchery rainbow trout, and while it is still called fishing, the odds of catching them are better than in the wild. Each year the Sportsmen host the pond in conjunction with the West Seattle HiYu festival. To quote the West Seattle Blog's May 21, 2001 entry:



"Every year (for at least as long as we've covered it), the West Seattle Sportsmen's Club has had a canopy for its annual kids' fishing pond event at Seacrest Pier. Some years, it's a good shield from the sun; this morning, it served as rain protection. Above, that's Jake with his catch (and dad Justin). WSSC provides bamboo rods and arranges for the pond to be stocked the day before with trout (and they keep watch all night till the early-morning event, too)." And earlier in the April 25, 2008 entry in the West Seattle Blog: "It's happening much earlier in the season this year (last year it was in July) — 8 am-11 am tomorrow, to be specific, free to kids under 14, gear provided. But first – club members will be on fish watch all night tonight, guarding the pond and its contents – if you stop by Seacrest on this lovely night, you can't miss 'em. Then in the morning, when the Derby begins, club members and fish will be joined by Hi-Yu junior and senior court members and candidates; kids get to keep their catch, and get goodie bags regardless of whether they catch anything." Interestingly, the club has also been a sponsor to the Green Lake and Mount Baker park events.

The Sportsmen have also been known for having been on the leading edge of community activism in favor of conserving our natural resources. The Hunters' Instruction is certainly oriented to conservation but the Sportsmen have also been active in the public eye. In reaction to alarming pollution of the waters of the Sound, the West Seattle Sportsmen's Club promoted a button campaign and producing a movie to stop the emission of raw sewage into the waters of Lake Washington and the Sound without treatment. Their actions presage the current program relating to street water draining into the Sound. The then-club President Ross Nelson summarized the efforts thus in the West Seattle Herald (June 29,



1950): “The picture will be used extensively to convince city officials that in the name of health and common decency, Seattle cannot continue to pump nearly 80 million gallons of raw sewage daily into Puget Sound and thereby transfer our most beautiful and useful asset into a cesspool filled with bacteria ranging from 7,000 to 2,400,000 pre 100 cc of water when anything over 50 is considered bad.” The film ultimately laid the groundwork for the West Point sewage treatment plant.

The Range and Cost Recovery Under the Parks Legacy Plan

On page 65 of the Legacy Plan, the Parks and Recreation Department has defined the terms by which the Sportsmen seek to have their efforts in running the range be judged as consistent with that Plan:

Cost recovery ratios—for example as calculated in Figure 43 of the plan—show the percent of a program’s costs that are recouped through that program’s revenues. Golf and the Amy Yee Tennis Center recover slightly more than their costs, consistent with the basic service assessment which categorized the adult components of these programs as mostly individual benefit. Golf revenue in excess of expenses supports golf capital improvements. The Roger Dahl Range compares favorably to those statistics and can readily be defined by the terms the Parks and Recreation Department is using to define cost recovery:

A program’s City Net Income equals City Revenue minus City Expenses (See page 66). Programs that are heavily subsidized should provide more community than individual benefit, as defined in the Basic Services section of this report. Community centers are the most heavily subsidized of all recreation programs. The privately-operated Golf program returns more than \$450,000 to Parks annually. The Roger Dahl Range compares very favorably with those recovery numbers on a percentage basis and involves a very small dedicated footprint.

City Revenue means the fee revenues that are generated by City recreation programs but do not include revenues from ARC-operated programs. An example of a City recreation program is swim lessons. Rental revenues are generated by rentals of Parks properties, including room rentals, athletic fields, and weddings and other special events. Miscellaneous merchandise revenues are generated by sales of items like swim goggles and vending machine receipts.

City Expenses are the direct Program Expenses are costs directly associated with each activity or facility, like salaries, benefits, equipment, and contracts. The Range costs the Department of Parks and Recreation no more than the current maintenance of the West Seattle Stadium. To arrive at this conclusion, one follows the exact logic of the Legacy Plan at page 68: “Shop Costs are allocated only to major Recreation facilities. Other Shops Costs are also allocated separately to outdoor Parks facilities in the Maintenance analysis. Environmental Education Centers were not allocated Shops Costs because they are included within the costs for the park within which the center is located. These costs are contained in the Maintenance Analysis.

As stated on page 90, using the Parks and Recreation Department’s own terms:

Mini and pocket parks have one of the same issues as downtown parks—they are small. Maintenance crews spend a great deal of time working on hedge and shrub upkeep. The small size of the parks eliminates any economies of scale, and crews must spend more time shuttling between parks. Mini and pocket parks do not have as many sanitation issues as downtown parks, but the typically small sizes of parks in both categories causes both to be relatively expensive to maintain.



Parks in the other park categories cost much less per acre to maintain. Neighborhood, community, and regional parks often have more types of assets requiring maintenance than do mini and pocket parks (comfort stations, play areas, athletic fields, irrigation systems), but economies of scale allow maintenance crews to complete tasks more efficiently. Boulevards/green streets/greenways/trails, special-use parks/specialty gardens, and greenbelts/natural areas require less maintenance and can use more volunteer hours than other park types.

If anything, the Sportsmen would be most analogous to those who use the adjacent facility at the West Seattle Golf Course (p. 100):

Seattle golfers are passionate about the sport and have formed long-standing relationships with ‘their’ course. At West Seattle, for example, it would not surprise anyone to see golfers who have been playing the course for over 30 years. Seattle was one of the first communities to attract and assimilate a diverse community into golf. Jefferson Park Golf Course was the first course in the country to recognize an African-American club, followed shortly by an Asian golfers club.

The financial sustainability of the golf program depends on the City continuing to provide competitive courses and amenities for golfers. Developed in 2009, the Golf Master Plan provides a blueprint to ensure long-term sustainability of the Golf program. Clubhouse upgrades, such as the currently funded redevelopment of the Jefferson Park Clubhouse and driving range, provide revenue-generating opportunities for the golf program and gathering places for the community. Other improvements, such as the recently completed perimeter trail around the Jackson course, allow the public to enjoy the natural environment of the course.

While national trends show a slight decrease in golf participation, the Legacy Plan Survey shows 17% of respondents play golf monthly or more, and the program operates at a profit.

Table 10 shows that the city revenue is \$9,475,135 and the city expenses are just \$8,988,698 yielding a cost recovery of 105%. In so many ways, the Roger Dahl Range is analogous to the Youth Golf program. As to Basic Services Rank: Youth Golf and the operation of the Range are Considerable Individual each of them being judged by the youth clientele. The Range is conspicuously dedicated to the promotion of the Olympic sports relating to Marksmanship in this community-based group.

As further guidance, the Range is very much like the Amy Yee Tennis Center in that it is a single-use facility dedicated to a single sport. Unlike the Amy Yee Tennis Center, maintenance and staffing are generally the responsibility of certified volunteers rather than Parks and Recreation employees. The city revenue is \$1,202,952 having city expenses of \$1,185,852. For that benefit, this time in the Mostly Individual category, the recovery is a scant 101%.

Just as outdoor tennis courts suffer through Seattle’s rainy, cold season, so, too, do outdoor ranges and they are not well used. As stated above, at no expense to the city, the Roger Dahl Range is state of the art and little is diverted from distinct taxpayer funds to facilitate the operation of the asset. The Tennis and Basketball Court program in the Parks Asset Management Plan has a \$1.1 million backlog in recognized, needed court maintenance. The Roger Dahl Range, only a few for which the Sportsmen agree to be responsible.

While the Amy Yee Tennis Center continues to bring in revenues that more than cover expenses, only a very small percentage of the citizens say that they ever use tennis courts. Survey responses show that outdoor tennis courts are not widely used. Only 2% of residents say they use them weekly, 8% use them monthly, and 11% use them yearly. Another 77% said they use courts rarely or never.

Given its relatively small footprint and intense use, the Sportsmen feel secure in their assertion that in terms of persons per square foot, this small facility is among the most useful resources in the Parks inventory and those services provided at



this site are provided without any labor expense to the Parks Department. Currently, the West Seattle Sportsmen's Club has never been as busy as now and has an eye to an even greater scope of opportunities for precision Olympic style competition as well as the continued provision of training opportunities for the public in Washington State Department of Fish and Wildlife (WDFW) Hunters Safety, Safe firearm handling, storage and marksmanship. Attached are several photographic examples of the use of the facility.

Conclusion

We request a lease to the premises that make up the Roger Dahl Training Range for a term of twenty years. We believe that the current conditions on the lease, absent the Pro Parks language will meet the needs of both parties. If the Department should desire it, the Sportsmen will undertake the minor repairs set out in the Reid letter as a condition of the lease and we will perform them to the Parks Department's reasonable approval. Given their nature, their repair seems perfect work for highly motivated and skilled volunteers. Further, the Sportsmen would like to make further improvements to the range that will insure lasting value. We have identified grants that are available however these institutions between ten and twenty years retention of the lease property after the grant improvement has been installed in order to effect the purposes of the grant. Understanding that each improvement is subject to Parks and Recreation Department approval, we will present them as we apply, however, we recognize the need to assure our beneficiaries that they will remain dedicated as a range for the minimum time to qualify.

We believe our continued lease of the premises is entirely consistent with Seattle Parks and Recreation stated goal of seeking partners as necessary to support park land, facilities, and programs. We have proven ourselves worthy stewards. We have proven that we are partners are better able to leverage expertise, skills, and resources to provide a program or service.

Likewise, the Sportsmen will continue in their partnership with the State to provide the educational services necessary to allow hunters to receive their licenses. Similarly, we will continue to host all of the public activities we have outlined in the above discussion.

Invitation

We believe that many of the concerns expressed by our contacts within the Parks and Recreation Department would easily be put to rest if you and, if she is interested Councilwoman Sally Bagshaw, to visit the Range during its operation. Either myself, or Robert Cozens would be very pleased to conduct a tour of the range, explain classes we offer and show you the different National, International and Olympic shooting disciplines that we practices. If you like, we can even instruct you to fire either the rim fire or air guns for score. If you believe this to be helpful in assessing our request, please contact me, Gary Moseley, President WSSC at 206 601 6286 or 206 935-9240 or Robert Cozens, Range Master at 206 852 9305, Rccozens@msn.com. We are committed to answer any questions or concerns you might have.

Sincerely,

The Honorable Christopher Williams
Friday, April 26, 2013



Gary Moseley
President

Cc Charles Ng, address: 6310 NE 74th Street #109E, Seattle, WA 98115
Boeing Rifle & Pistol Club
Chief Seattle Council, Boy Scouts of America
Girl Scouts
Sea Scouts