



Seward Park Bathhouse Occupancy and Maintenance Agreement Renewal



Seattle
Parks & Recreation

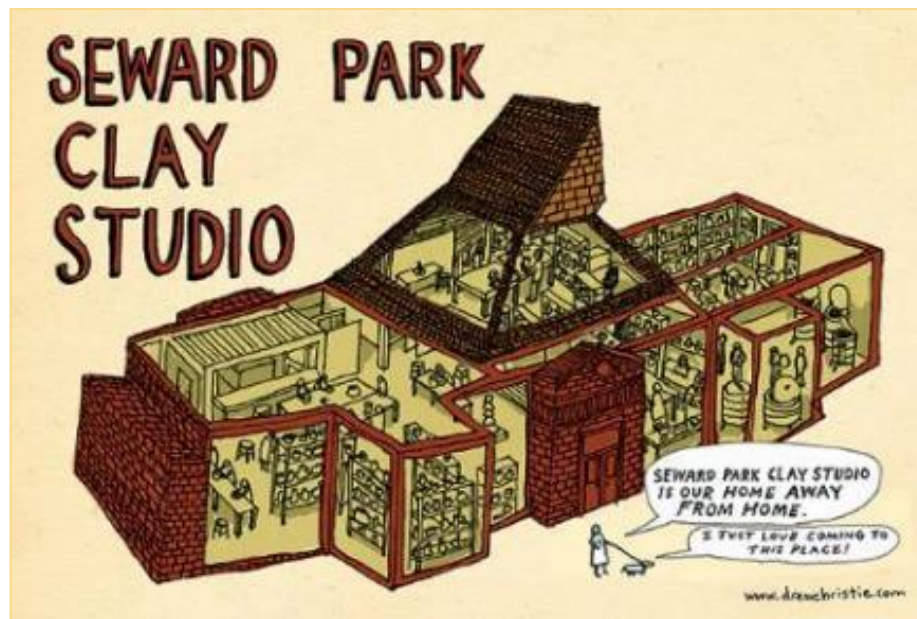
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An ordinance relating to the Department of Seattle Parks and Recreation; authorizing the execution of an Occupancy and Maintenance Agreement with Seward Park Clay Studio, for the provision of visual arts programming, education and services at the Department of Parks and Recreation's Seward Park Bathhouse.





CONDITIONS OF THE PROPOSED LEASE AGREEMENT

Term: 8 years with an option for one 4-year extension at the mutual consent of the City and SPCS

Monthly Rental Rate: \$1,705 (\$20,460 annually)

Use Fee: 1% of Gross Receipts, paid quarterly (2016 Total Paid = \$2,086)

Use Fee Offsets: The value of approved Public Benefits provided by SPCS will be used to offset the monthly rental rate to no less than the 1% of gross receipts paid.

Maintenance: SPCS is responsible for routine maintenance and minor repairs to the Premises and all building systems; SPR is responsible for major maintenance and maintenance of the grounds surrounding the Premises.





Exhibit C: PUBLIC BENEFITS AS USE FEE OFFSETS

The proposed lease allows SPCS to offset the Use Fee with the value of the public benefit provided by the organization:

- ▶ SPCS will explore partnership opportunities with the Seattle Youth Violence Prevention Initiative
- ▶ SPCS will reach at least 100 students annually through programs or activities at area high schools and middle schools, including: Rainier Beach, Franklin, Cleveland, Aki Kurose, Mercer, South Shore and Orca; and teacher trainings to local public schools.
- ▶ SPCS will provide scholarships to those who cannot afford the programming.
- ▶ Volunteer hours by community residents and artists
- ▶ Public Benefit programs are reported and calculated annually



Public Benefits 2016

Benefit	# Served	\$ Public Benefit
Subsidized classes, studio practice, access/support and workshops	23,788 visits	\$21,000
Work study, full/partial scholarships for adults	12 work study, 17 full program scholarships	\$9,860
Outreach programs, SYVPI, Big Brothers/Big Sisters, Pritchard Beach Muddy Lotus festival	757 student sessions at the studio	\$4,700
Youth programming/subsidy and scholarships	656 youth sessions at the studio	\$2,850
Supported studio space for resident artists	20 artists with 24/7 access	\$12,100
Investing in arts leadership development (Mentorship for 2 key south end teachers)	8 class scholarships, training, 24/7 access, materials and firings	\$6,000
Art Events/Shows, lectures at SPCS and throughout Seattle, museum and gallery collaborations	4000 attendees in the park, 4260 at other venues	\$18,000
Volunteer hours by artists and community of residents	810 hours	\$19,400
	TOTAL	\$93,910



Through the lease agreement with SPR, Seward Park Clay Studio provides opportunities to learn and create clay art to communities throughout Seattle. SPCS has been a good tenant and has consistently met the terms of the contract.



Questions?



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