

SEWARD PARK CLAY STUDIO

Seward Park Bathhouse Occupancy and
Maintenance Agreement Renewal



Seattle
Parks & Recreation

healthy people healthy environment strong communities



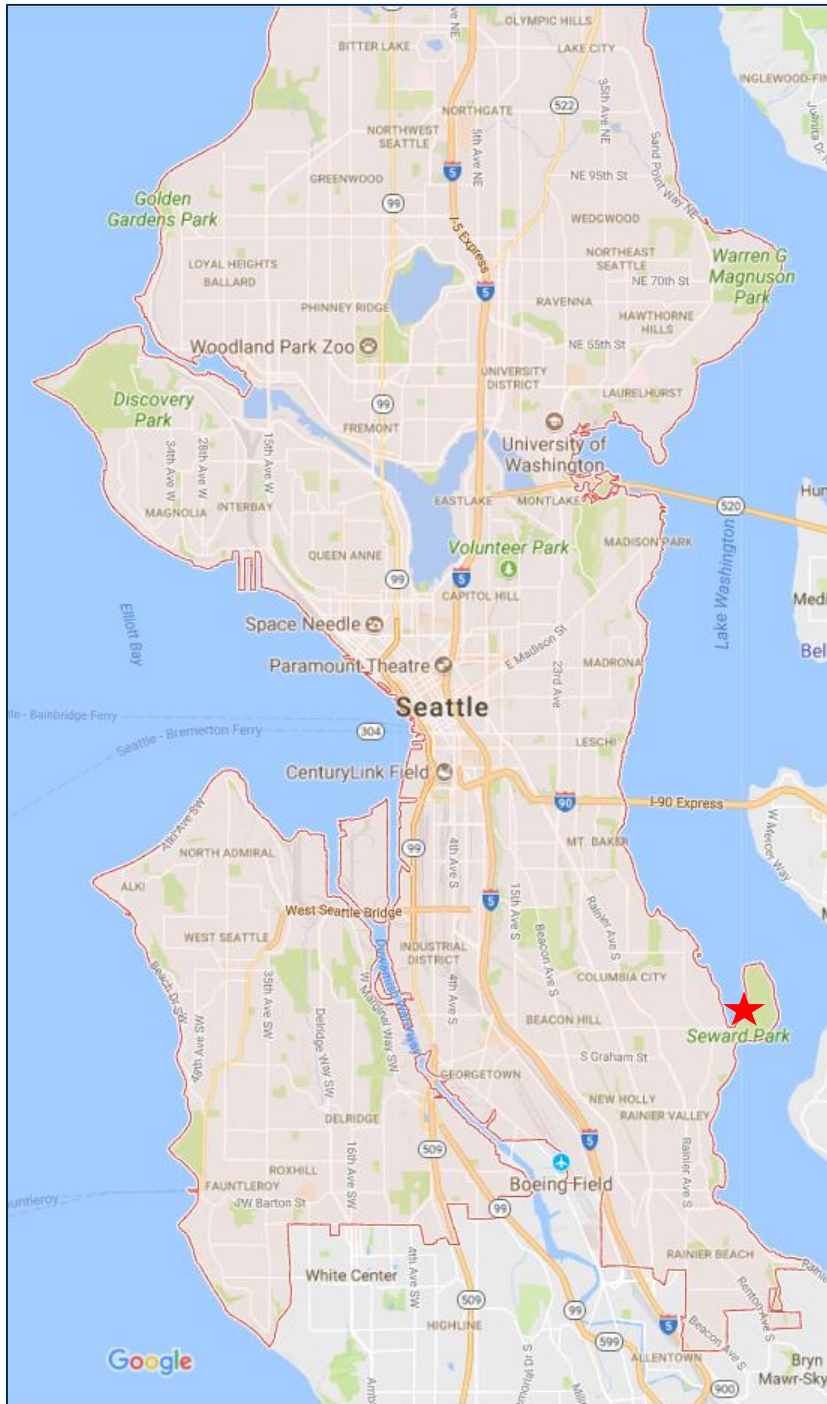


An ordinance relating to the Department of Seattle Parks and Recreation; authorizing the execution of an Occupancy and Maintenance Agreement with the Seward Park Clay Studio, Inc. for the provision of visual arts programming, education and services at the Department of Parks and Recreation's Seward Park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



BACKGROUND

- ▶ The facility was originally built at Seward Park in 1927 as a bathhouse for swimmers. The City of Seattle converted it into an art studio in 1969.
- ▶ Since 1969 the facility has been operated by the Seward Park Clay (formerly Art) Studio, which incorporated as a non-profit 501(c)3 in 1987.
- ▶ Annually, the clay studio serves over 5,000 youth and adults through classes, workshops and lecture series, annual sales and collaborative shows with local galleries.
- ▶ During the summer SPCS shares the facility with SPR's Aquatics Unit, as the lifeguard stations on the south side of the building are activated and the changing rooms to the front of the building are heavily used by the public.





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

Use Fee: 1% of Gross Receipts, paid monthly (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.

The Formula: 1% Gross Receipts + Public Benefits = Fair Market Rent value

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.





PUBLIC BENEFITS

- ▶ Free exhibits/shows, classes, lectures, and workshops or scholarships for low-income and disadvantaged residents
- ▶ Stewardship Activities
- ▶ Outreach and Volunteer hours
- ▶ Calculated and reported annually





PUBLIC BENEFITS PROVIDED 2015-2016

| Public Benefit | # | Value |
|---------------------|-------|-----------------|
| Scholarships | 17 | \$ 5,780 |
| Free Tickets | 3,600 | \$18,000 |
| Dollar TOTAL | | \$23,780 |





Through the lease agreement with SPR, the 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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