

October 13, 1939 1939

Mr. Don C. Abel,
State Administrator,
Works Projects Administration,
Seattle.

Dear Mr. Abel:

From time to time, over a period of years, various properties in West Seattle were offered to the Park Department as potential golf courses. However, these properties were rejected for various reasons.

This did not deter the citizens of West Seattle in their efforts to procure a suitable site, and in February, 1938, representatives of the Puget Mill Company appeared at the Park Board meeting and offered to sell to the city at a very reasonable figure a piece of property consisting of 207 acres, at 35th Avenue Southeast, near Avalon Way. After due investigation by the Park Board and upon the urgent recommendations of various prominent West Seattle Clubs, the board in turn recommended the purchase of this property to the City Council.

The acquisition of the ground was a comparatively minor detail, and it was necessary to find a way to improve it at small cost to the department. This was finally accomplished when the Board was informed that the Works Progress Administration would assist in carrying out the plan of improvement.

This project is now fast nearing the stage of completion and will indeed represent the true meaning of the word, "Recreation." The athletic stadium has been in use a year by various high schools from all sections of the city; the recreation camp - the only one of its kind in the vicinity - is practically completed; (one of the features of this camp is a man-made "mountain" for practice climbing and is the only thing of its kind in the Northwest); four tennis courts, a racquet court, horseshoe courts, and many other worthwhile features are planned; and the golf course will be ready for play in the spring of 1940.

The West Seattle Golf and Recreation Area will serve not only the West Seattle District, but will be available to the entire city, and we are sure that it will prove to be one of the outstanding recreational features in the entire country.

We feel that a debt of gratitude is due the various phases of

Mr. Don Abel.

-2-

10-13-39

government - the Federal Works Projects Administration, the City, County, and State, for assisting this department in our effort to furnish the youth of our city with this magnificent playground, and we are endeavoring to express at this time our sincere appreciation to your branch of the administration, which has done so much to make this possible.

Most sincerely,

BOARD OF PARK COMMISSIONERS.

By

E. B. Erickson, Vice President.

REF

C. L. M. Sibley
" " Huetter

January 31, 1936

Mr. Chandler Egan,
Medford,
Oregon.

Dear Mr. Egan:

We have been anxiously awaiting the arrival of the models for the West Seattle Golf Course greens,

You would not recognize the property if you were to see it now. The first "nine" is all cleared and partially grubbed. We hope to have the entire course cleared at least by the first of March, which we understand is about the time you intend to visit us.

Since you left, Mr. Clinton Matteson has taken over the duties as Project Engineer in place of Mr. Stevens. He has a 75-horsepower bull dozer on the project which he is using for pulling stumps at the present time, and which he intends to use for grading greens, as soon as we receive your models.

Anticipating your visit to the course in March with interest, I am,

Yours truly,

W. C. Hall,
Junior Park Engineer.

WCH-ERP

April 1, 1935.

Mr. A. S. Kerry,
1117 Second Avenue,
Seattle.

Dear Mr. Kerry:

Your letter of protest regarding the proposed acquisition of an additional golf course at West Seattle, was read at the meeting of the Park Board on March 28, 1935, and they directed that same be sent to the Harbors and Public Grounds Committee of the City Council, before whom we appeared on March 29th. At this meeting two of the members were in favor of indefinite postponement of this proposition and the other two members were in favor of keeping it before the Harbors and Public Grounds Committee for further consideration. As it was a tie vote, the matter was referred to the Council of the Whole to be taken up at a meeting today.

Thanking you for your continued interest in park and playground problems, we are,

Respectfully,

BOARD OF PARK COMMISSIONERS.

By

Allen Erickson, Chief Clerk

AE-EBP

*Proposed
W. Seattle
golf*

March 1, 1936.

Puget Mill Company,
Walker Building,
Seattle.

Gentlemen:

Attention Mr. Scott:

We are returning herewith your map of proposed golf course in West Seattle and copy of our letter to the City Council regarding this matter, which is self-explanatory.

Thanking you for your offer,
we are,

Respectfully,

BOARD OF PARK COMMISSIONERS.

By

Allen Erickson, Chief Clerk. f

AE-EBP
Enc.

CC Mr. Morrison
Folder 6390 Drawer 1 File 4
Park/date/subject General Services
00001
Seattle parks. Sherwood files

West Seattle Commercial Club.

1936
Seattle, Wash., April 20, 1937.

Refer to Golf Committee

Whereas, The new municipal golf course now under construction in West Seattle was designed by H. Chandler Egan, and is being completed with the approval of the Seattle Park Department under plans and instructions issued by Mr. Egan before his untimely death, and

Whereas, H. Chandler Egan for a longer period than any other player has exemplified the champion, the gentleman and the true amateur sportsman in the world of golf, and

Whereas, He had attained rank as America's foremost golf course architect and was recognized by his associates as an artist, engineer and craftsman of the highest rank, with a nice appreciation of the practical and the beautiful, and a broad understanding of a fair test of golf desired by persons who will play this course, and

Whereas, We believe that in honoring Mr. Egan, we thereby honor the city of Seattle and perpetuate the name of the man who represents to the American public golf in its finest sense, therefore

Be it resolved, That the West Seattle Commercial Club request the Seattle Park Department to designate what is now known as the West Seattle Golf Course, the CHANDLER EGAN MEMORIAL GOLF COURSE.

Everett W. Penton,
Chairman, Recreational Project
Committee.

E. B. Erickson
Approved: Ernest B. Erickson,
President West Seattle Commercial Club.

File

RECEIVED
APR 21 1936
PARK DEPARTMENT

JACKSON, President
CARLSTEN, Past President

DONALD G. WALLER, Vice-President
A. P. LAYMAN, Treasurer

WEST SEATTLE COMMERCIAL CLUB

INCORPORATED

DIRECTORS

District 1—DR. C. A. ANDRESEN
District 2—CAPT. S. E. SANISLO
District 3—THEO. B. JENSEN
District 4—R. M. VAN GILDER
District 5—LEO HALL
District 6—DR. FREDERICK SLYFIELD
District 7—ARCHIE PHELPS
District 8—G. W. ROSSNER
District 9—ROBT. S. WISE
District 10—C. A. RICHEY

Directors at Large—
E. H. SAVAGE
BOB JONES

Organized Service for the West Side

A. L. BADCON, Secretary

4704 CALIFORNIA AVENUE . . . PHONE WEST 6900

April 20th, 1936.

Honorable Park Board
Seattle
Washington.

Gentlemen:

Enclosed you will find copy of resolution requesting your Honorable Body to designate what is now known as West Seattle Golf Course, the CHANDLER EGAN GOLF COURSE.

The resolution was unanimously approved at our regular weekly meeting Monday, April 20th, 1936.

Very truly yours,

WEST SEATTLE COMMERCIAL CLUB, Inc.

A. L. Badcon
A. L. Badcon, Secretary

Copy to the City Council.

RECEIVED
APR 21 1936
PARK DEPARTMENT

July 3, 1936

West Seattle Commercial Club,
4704 California Avenue,
Seattle.

Gentlemen:

Referring to your offer to place a flagpole with suitable plaque on the West Seattle Golf Course, please be advised that at yesterday's meeting the Park Board granted your request; site for pole, size of same, and wording on plaque subject to the Board's further approval.

We take this opportunity of thanking you for your thoughtfulness in making this offer.

Respectfully,

BOARD OF PARK COMMISSIONERS

By


Allen Erickson, Chief Clerk

AL-EBP

The City of Seattle

Washington

Department of Parks

June 5, 1936.

Hon. Board of Park Commissioners:

In regard to the request of the West Seattle Commercial Club to place a flagpole on the West Seattle Golf Course, we recommend that this request be granted, the pole to be placed in a location to be selected by the Park Board; method of erection to be approved by the Park Department.

We have flagpoles on our golf courses and in most of the parks at the present time, and the donation of this pole will save the Park Department the expense of the pole and the erection of it.

We also recommend that they be permitted to put a small plaque on the pole, size and wording to be approved by the Park Department.

Respectfully submitted,

Jacob Umlauff

Jacob Umlauff, Head Gardener.

W. C. Hall, Jr.

W. C. Hall, Jr. Park Engineer.

WCH-EBP

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6/5/36

E. B. ERICKSON, President
AXEL F. CARLSTEN, Past President

DONALD G. WALLER, Vice-President
A. P. LAYMAN, Treasurer

WEST · SEATTLE · COMMERCIAL · CLUB

INCORPORATED

DIRECTORS

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Directors at Large—
E. H. SAVAGE
BOB JONES

Organized Service for the West Side

A. L. BADCON, Secretary

4704 CALIFORNIA AVENUE . . . PHONE WEST 6900

May 22, 1936

Seattle Park Board
Fourth Avenue at Battery
Seattle, Washington

Gentlemen:

The West Seattle Commercial Club in conjunction with the West Seattle Post #160, American Legion is desirous of installing a flag staff at a suitable location, to be designated by your engineer, on the new West Seattle Golf Course.

On this staff we ask permission to put a small plaque bearing the donor's name, which is the Legion. The pole measures approximately 75 feet in height and will be placed on steel brackets sunk in concrete so that the staff can be raised and lowered at the convenience of the custodian.

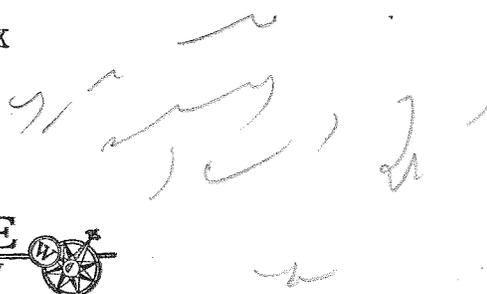
These two organizations are now preparing the pole, and would appreciate an answer in our favor shortly so that we may proceed with our work.

Very truly yours,



E. B. ERICKSON
President

EBE K



West SEATTLE
A GROWING CITY WITHIN A GROWING CITY



RECEIVED
MAY 25 1936
PARK DEPARTMENT



OFFICERS

HUGH C. McLEOD, *President*
4704 California Avenue
WEst 7333

J. D. HUNT, *Im. Past Pres.*
3414 Iowa Street
WEst 0448

DR. C. A. ANDRESEN, *First Vice-President*
4704 California Avenue
WEst 6611

ROY E. WHITE, *Second Vice-President*
3909 California Avenue
WEst 7067

R. M. Van GILDER, *Third Vice-President*
4732 California Avenue
WEst 8500

DONALD G. WALLER, *Secretary & Treasurer*
4208 W. Alaska Street
WEst 6110

DR. EARL S. MOORE, *Tail Twister*
4218 Admiral Way
WEst 5588

LEONARD H. OLIVER, *Lion Tamer*
4528 California Avenue
WEst 0345

DIRECTORS

DR. A. L. WINDOM
2600½ California Avenue
WEst 0070

CHARLES RICHEY
2738 Alki Avenue
WEst 9600

C. H. HARRIS
2606 California Avenue
WEst 4006

BOB JONES
4558 California Avenue
WEst 5334

March 8, 1935

Honorable Seattle Park Board,
Fourth and Battery St.,
Seattle, Washington

Members of the Honorable Park Board:

The subject of the proposed West Seattle Municipiple Golf Course was discussed at todays' regular West Seattle Lions Club meeting resulting in the following motion being made and unanimously carried.

Resolved: That the members of the West Seattle Lions Club do go on record as recommending and favoring the proposed new municipal golf course to be located on property now owned by the Puget Mill Company, located in West Seattle in the general vicinity of 26th Avenue S. W. and 35th Avenue S. W. near Avalon Way.

Respectfully yours,

DGW:GAH

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MAR 11 1935
PARK DEPARTMENT

WEST SEATTLE COMMERCIAL CLUB

INCORPORATE

DIRECTORS

District 1—DR. C. A. ANDRESEN
District 2—J. S. WHITING
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District 4—MORRISON CAMPBELL
District 5—WALTER L. WYCKOFF
District 6—GALE ROBINSON
District 7—ARCHIE PHELPS
District 8—JOB AUMAN
District 9—A. A. OWEN
District 10—C. A. RICHEY

Directors at Large—

LEO HALL
DR. A. L. WINDOM

Organized Service for the West Side

A. L. BADCON, Secretary

4704 CALIFORNIA AVENUE . . . PHONE WEST 6900

March 6th, 1935

Honorable Park Board

County-City Building

Seattle, Washington

Gentlemen:

We earnestly request that your honorable board reconsider your rejection of the offer recently made by the Puget Mill Company for the City Council to purchase 207 acres of land in West Seattle for a golf course. We believe this proposition has a great deal of merit and that it would not only be a wonderful asset to West Seattle, but to the city as a whole.

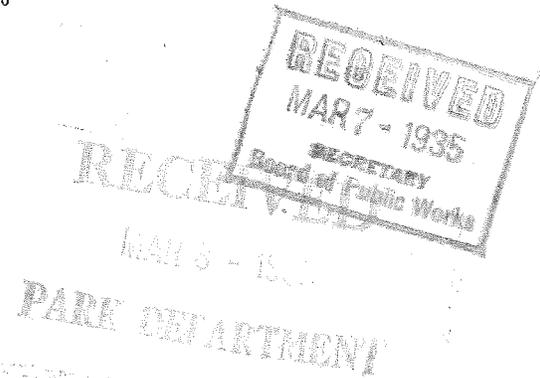
Trusting that after serious consideration and investigation this matter will meet with your approval, we are

Very truly yours,

WEST SEATTLE COMMERCIAL CLUB

A. F. Carlsten
Axel F. Carlsten, President

A. L. Badcon
A. L. Badcon, Secretary





West Seattle Athletic Club, Inc.

Office of the Secretary... J. R. FARIES
5007 California Avenue

March 5, 1935

Honorable Park Board
County-City Building
Seattle, Washington

Gentlemen:

We, the West Seattle Athletic Club, voted at a regular called meeting to indorse the new proposed golf course in West Seattle. This we believe to be a great improvement to this district both as to a need and the beautifying of this property.

We also wish to indorse the action of the West Seattle Commercial Club in this matter 100%.

Very truly yours,

WEST SEATTLE ATHLETIC CLUB, INC.

Dr. A. L. Windom, President

J. R. Faries, Secretary

JRF/B

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MAR 11 1935
PARK DEPARTMENT

West Seattle Kiwanis Club

Office of the Secretary... J. R. FARIES
5007 California Avenue

March 5, 1935

Honorable Park Board

County-City Building

Seattle, Washington

Gentlemen:

We, the West Seattle Kiwanis Club, voted at a regular called meeting to indorse the new proposed golf course in West Seattle. This we believe to be a great improvement not only to this district but to the entire city as well, both as to a need and the beautifying of this property.

We also wish to indorse the action of the West Seattle Commercial Club in this matter 100%.

Very truly yours,

WEST SEATTLE KIWANIS CLUB

L. H. Lemmel, President

J. R. Faries, Secretary



RECEIVED

MAR 11 1935

PARK DEPARTMENT

JRF/B

folder 6390 drawer 1 file 4
date _____ acc. # 00002
park General Services
subject Community Resources
Seattle parks, Sherwood files.

August 8, 1935.

Hon. Frank Laube,
City Council,
Seattle.

Dear Sir:

The matter of purchasing the proposed West Seattle Golf Course property from the Puget Mill Company was discussed by all the members of the Park Board in a special session, and the following recommendations are submitted to you:

That a survey has been made of golf courses, and it is the opinion of golf experts that the two present municipal courses are amply sufficient to take care of the demand of municipal golf patrons.

That an appraisal made by the Seattle Real Estate Board be secured to establish the fair market value of this property.

That a written statement be requested from Mr. Gannon of the Works Progress Administration, with definite assurance that sufficient funds to complete this project or that \$150,000.00 relief funds be guaranteed for this purpose.

Respectfully yours,

BOARD OF PARK COMMISSIONERS.

By

Harry Westfall, President.

August 8, 1935

RECOMMENDATIONS OF THE PARK BOARD RE PROPOSED WEST
SEATTLE GOLF COURSE PROPERTY:

(Letter to be addressed to councilman Laube.)

The matter of purchasing the proposed West Seattle Golf Course property from the Puget Mill Co. was discussed by all the members of the Park Board in a special session and the following recommendations were made:

The city does not need another municipal course. It will compete with other municipal courses as well as the privately owned courses.

That a statement be secured from the Public Works Administration with definite assurance that they will guarantee sufficient funds to complete the course, or \$150,000 relief funds for this purpose.

That an appraisal to be made by the Seattle Real Estate Board be secured to establish the fair market value of this property.

The price of \$48,000 with past due taxes and assessments asked for this property is excessive. The price ~~mak~~ should be ascertained by public appraisal from the Seattle Real Estate Board and if it does not exceed \$25,000 entire total of taxes and assessment that the City Council might be able to enter into negotiation for the purchase of this property.

March 28, 1935.

Harbors and Public Grounds Committee,
City Council,
Seattle.

Gentlemen:

Pursuant to your request for an itemized estimate of materials necessary for the construction of an 18-hole golf course, we beg leave to submit the attached list as being, in our opinion, a very conservative estimate for the necessary materials. In addition to this estimate, we would recommend the placing of 6,000 yards of topsoil at a cost of \$1.00 per yard to cover the existing garbage fill at the northwest corner of the property.

The cost of improving a 9-hole course would be more than half the cost of a completed 18-hole course, as it would be necessary to construct the clubhouse and other buildings, and also, the operating equipment and maintenance cost would be relatively higher.

In regard to the time necessary to complete a golf course, we have found from experience that the shortest possible time in which a golf course can be completed, ready to be opened for play, was from two years and six months to three years. It is our belief that with the labor furnished by the relief organization, it would take at least five years or longer to complete the course.

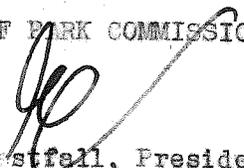
At the present time we have a large number of relief projects outlined and approved for West Seattle, among which we have included Lincoln Park Seawall and Tennis Courts. In case the local W. E. R. A. should have available \$10,000 to \$20,000 for materials, we would recommend that this money be secured for the continued construction of the much needed seawall at Lincoln Park. This project would involve a very small amount of material for the number of men who could be used.

We are also enclosing three letters from Community Clubs and private citizens regarding the proposed golf course.

Respectfully,

BOARD OF PARK COMMISSIONERS.

By


Harry Westfall, President.

EEF
Encs.

February 28, 1935

Hon. Frank J. Leube,
Acting Chairman, Finance Committee,
City Council,
Seattle.

Dear Sir: Re Proposed West Seattle Golf Course:

We acknowledge receipt of your letter of February 27, together with the proposal of the Bugst Mill Company for certain property in West Seattle, to be used for golf purposes. The matter was taken up by the Park Board at the regular meeting today, and it is their recommendation that this offer be rejected.

It has been our experience in the past years that the cost to complete an eighteen-hole golf course, ready for play, is approximately \$300,000.00. This requires from two to three years, and the present W. T. S. A. program guarantees work for only thirty days. If this course were built, it would certainly take part of our present attendance from Jefferson Golf Course. At the present time there is a golf course in West Seattle district (at White Center) which has taken a great deal of the play from Jefferson Park.

For your information we are enclosing a financial statement of receipts and expenditures for Jefferson and Jackson Golf Courses since the time of opening.

Respectfully,

BOARD OF PARK COMMISSIONERS.

By

Allen Erickson, Chief Clerk.

AN-BRP
Enc.

CC Mr. Morrison

After copy

December 30, 1930.

Honorable City Council,
County-City Building,
Seattle, Washington.

Gentlemen:

We are returning herewith your file No. 127824, being a proposal of Smith and Stocker to construct a municipal golf course in West Seattle.

After analyzing it we have concluded that the proposal is not a sound one for the city to adopt.

The cost of the completed course is stated as \$240,000.00, which under the lease plan becomes \$340,000.00, or \$100,000.00 for profits, cost of financing, etc. If the city wished to construct a course, it seems entirely reasonable to suppose that the work could be contracted for a sum well under \$340,000.00, or a saving of perhaps \$60,000.00 to \$70,000.00. We are of the opinion that a \$42,000.00 clubhouse called for in the plan is rather costly for an eighteen-hole municipal golf course and that a considerable saving could also be effected here.

The entire annual cost to city as drawn up by the proponents does not present the matter as we see it. Following is our estimate of costs and receipts:

Annual Cost to City:

Annual Receipts:

Rent	\$22,000.00	Games	\$29,000.00
Labor	18,000.00	Annual Tickets	4,000.00
Water	1,800.00	Lockers, etc.	400.00
Supplies	5,000.00	Checking	250.00
Repairs, etc.	500.00	Concession, etc.	900.00
Taxes	6,900.00	Interest on \$50,000.00	
*Interest at 4½% on		advanced as rental at 6%	
\$50,000 advance rent	2,250.00		3,000.00 (de-
L. I. ...'s	??		ferred)
TOTAL	\$56,450.00		\$ 37,550.00

* Money borrowed by the city for advance rental

Net annual cost \$18,900.00 (approximate).

To the above net annual cost to the city of \$18,900.00, must be added all local improvement district assessment charges, the amount of which we cannot estimate.

The above figures are based on our best judgment of the situation after reviewing the results of our Jefferson and Jackson

(over)

Honorable City Council.

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Golf Course operations. The revenues would fall below those given above for the first few years and would exceed those figures toward the end of a decade.

We now have a twenty-seven-hole course in Jefferson Park and have recommended that an additional nine holes be constructed. This nine-hole addition will not add largely to the cost of maintenance and will pay for itself in a very few years. We have also an eighteen-hole golf course that will be in full play early in 1931.

We recommend therefore that the proposal be rejected. However, we believe that the next municipal golf course to be acquired by the city should be located in West Seattle.

Respectfully,

BOARD OF PARK COMMISSIONERS.

By

President.

BBP

December 1, 1930.

To the Harbor & Public Grounds Committee,
City Council,
Seattle, Washington.

Gentlemen:

In making an estimate as to the possible earnings of a Municipal Golf Course in West Seattle the only authentic figures which are available at the present time are on Jefferson Park. The yearly figures at Jackson Park are not available as the course was not only put into play in May, but play there is averaging better than \$100. per day or about \$36,500. per year on a nine hole layout, which is proportionately even higher than receipts at Jefferson Park.

In 1929 Jefferson Park played an average of 561 players on every day the course was open. A total of 189,228 players went over the course.

In making an estimate on the possible earnings from the proposed West Seattle Golf Course we are taking a conservative rather than overly optimistic view. We estimate the play at 20% under the play at Jefferson Park and only playing 335 days out of the year, as against 350 days for Jefferson Park. Jefferson is a 27 hole layout and the West Seattle Course will be a 18 holes, so we take two-thirds of the Jefferson Park figures, or an average of 374 players per day. 20% from this will give us a figure of 299 players per day. At a flat rate of 50¢ a round of 18 holes this gives \$149.50 per day average. 335 playing days gives a total of \$50,082.50 per year.

Jackson Park has started out with a proportionately greater revenue per hole in play than Jefferson Park, and at the same time, play has increased at Jefferson Park. These facts certainly indicate that the foregoing estimate is conservative.

But if we allow another 10% less than Jefferson Park, for which there is no reason to expect, we would still get a gross total of \$45,074.25 per year from play only, and a net of \$25,074.25, or more than enough to meet the yearly requirements of our lease proposal of November 20, 1930. These figures do not take into consideration any of the concessions, which will probably return \$2,500. per year net, in addition.

The years of 1927 and 1928 will compare very evenly with these figures and this year, 1930, the play at Jefferson Park is heavier than ever, probably running over 200,000 players.

In the furtherance of this plan as submitted, we wish to say that we will be willing to contract the maintenance on the 18 holes for a period of ten (10) years at \$20,000. per year. The course to be

SAS

Maintained in as good or better condition than the present Municipal courses. A proper bond being furnished to insure the good and faithful performance of all duties under this contract. This would be the supplying of all labor, equipment, supplies, power and water used on the course. Figures are based on receiving water for sprinkling at the same rate as the Park Department pays now.

Hoping this clears up some of the points which have been under discussion, we remain,

Yours respectfully,

SMITH & STOCKER

.....

November 25, 1930

To the Harbor & Public Grounds Committee,
City Council,
Seattle, Washington.

Gentlemen:

Pursuant to your request through your chairman, Mr. Otto A. Case, we are pleased to submit the following explanation of the proposal of our clients, Messrs. Smith & Stocker, to build and lease to the City a Golf Course at West Seattle.

Our clients have offered to build and sell the course to the City for \$312,000. We understand that the plan to build and lease the course seems more acceptable to your committee, however, for the reason that it will involve only a comparatively small use of the City's credit, whereas, if the course was built and sold to the city, use of the City's credit for entire purchase price would be necessary. The offer to build the course and sell it for \$312,000. is of interest in connection with considering the offer to build same and lease it, because the proposed lease is based upon a valuation of \$312,000. so established.

While the proposal to build and lease the course represents the result of a great deal of complicated study and figuring, it is really very simple, as we shall show.

In order to build such a course and lease it to any private individual or corporation instead of the City would require the use of expensive capital. In other words, the costs of borrowing on such construction loan as could be obtained and of selling stock in any company formed for the purpose would be excessive. We understand there is no good 18 hole course in or about Seattle which, including promotion and financing costs, has not cost materially in excess of \$312,000. As a result of these facts, it is our opinion that no private lease arrangement could sensibly be undertaken by promoters nor would assembled capital undertake one unless such lease offered a probable return of at least 10%, with other speculative possibilities.

The proposal to build and lease to the City which we are now considering, on the other hand, calls for a rental of only \$22,000. per year which is almost exactly a 7% return. 7% of \$312,000. is \$21,840. This is certainly reasonable and is possible only,

1. Because of the high credit standing of the City of Seattle, and
 2. Because the Holding Company would receive advance payment of rent to the extent of \$50,000. which would relieve it of what otherwise would be expensive financing (even under a lease to the City). If such expensive financing had to be done, it would mean that a higher rental would have to be charged.
- JOS

The only other requirements on the part of the City involved in the proposal are to pay taxes as same become due, and operate the course.

There are, therefore, three principal requirements made of the City:

1. To advance \$50,000. rent, upon which the city will receive interest at the rate of 6% per year compounded semi-annually. The City would receive this interest either as a credit if it exercised its option to buy the course, or in cash at the expiration of the lease, if it did not exercise the option. In the latter event, the City would at the expiration of the lease receive \$182,544.25.
2. Pay the rental of \$22,000. per year.
3. Pay taxes on the property as they become due.

The history of Jefferson Park and more lately of Jackson Park and of municipal golf courses all over the country, indicates that the revenues from the proposed courses will be sufficient not only to pay the rent and the taxes and the cost of maintenance and operation; but also to show a profit.

The Holding Company organized to hold title to the property would agree on its part:

1. To limit its indebtedness to the following:

\$225,000. 6% First Mortgage Bonds, maturing in one to 21 years, to be sold to the public.

\$37,000. 6% Leasehold Notes maturing in 22 to 24 years, to be retained by Messrs. Smith & Stocker to cover their own investment and their profit.

\$78,000. 6% Cumulative Debentures maturing in 26 years to be delivered to the City, \$1,500. par value every six months, to cover interest at 6% per annum on the \$50,000. rent paid in advance.

2. To give the City an option to purchase the property at any time between the end of the fifth and the end of the fourteenth years.

If the City decided to exercise its option at the end of the fifth year, it would merely pay the Trustee \$228,500. to retire the bonds and notes then outstanding, (plus possibly some slight unavoidable premium on bonds called before due). This would be the only cash outlay required. Then the actual total cost would be:

Pay Bonds & Notes outstanding (cash)	\$228,500.00
Cancel rent Previously Paid in Advance (credit)	50,000.00
Cancel Interest accrued thereon (Debentures)(credit)	<u>17,195.81</u>
Total cost per City's books	\$295,695.81

If the City borrowed money today at 4½% to buy the completed property it would cost in interest \$14,040. per year or \$70,200. for five years.

Under the lease proposal, five years rent would be \$110,000. but with the \$16,304.19 reduction in cost of the property in five years credited against this sum, the net rental would be only \$93,695.81 if the option to buy is then exercised. This would exceed the 4½% interest outlay only by \$23,495.81. So that the effective net cost to the City of the facilities and advantages of the lease plan, would be only \$4,699.16 per year plus such portion of taxes as would go to the state, County and School District. Probably \$6,000. or less per year would cover the entire difference.

If the option was exercised at the end of the fourteenth year the comparison would be as follows:

Pay Bonds & Notes outstanding (cash)	\$139,000.00
Cancel Rent previously paid in advance (credit)	50,000.00
Cancel Interest accrued thereon (Debentures)(credit)	64,396.37
Total cost per City's books	<u>\$253,396.37</u>

This would be \$58,603.63 less than today's cost of \$312,000.00

Rent - 14 Years at \$22,000.	\$308,000.00
Interest on \$312,000. @ 4½% for 14 years	196,560.00
Difference	<u>\$111,440.00</u>
Less Saving mentioned above	58,603.63
Effective Net Cost	<u>\$ 52,836.37</u>

This would be \$3,774.03 per year plus taxes as explained above - probably about \$5,000. per year would be a fair estimate.

If the option was exercised at any time between the fifth and fourteenth years, the settlement would be proportionate to the date, the amount of cash payable decreasing each year after the fifth year, and the amount of credit for interest accrued on Rent Paid in Advance increasing each year.

Please let us emphasize that in these statements we are taking no account whatever of the revenues from the course. In other words, we are setting forth the gross liability of the City under this lease Proposal, in case the option purchased is exercised, rather than actual outlays. In practice, by crediting the revenues received there would not only be no "effective net cost" but rather a substantial net gain; and this in addition, according to conservative estimate, of sufficient to pay the operating costs, rental, and taxes.

In conclusion the merits of the lease Plan may be summed up as follows:

1. Use of City's credit only to extent of \$50,000.
2. Immediate availability to the public of the finished property, completed, under bond.

3. Immediate earnings, carefully estimated at more than sufficient to pay all rent, taxes, maintenance and operation.

Trusting that this will furnish the information desired,

we are

Respectfully yours,

H. P. PRATT & COMPANY

By.....

HPP:B

July 30, 1930.

Hon. Frank Laube,
Budget Committee,
City Council,
Seattle.

folder 6390 drawer 1 file 4
date _____ acc.# _____
park Management **00005**
subject Financial Planning
Seattle parks, Sherwood files.

Dear Sir:

We are returning herewith your file No. 127483, being a proposal of J. B. Kiefer to sell the city land for a proposed golf course at West Roxbury Street and 26th Avenue, Southwest.

We have examined other properties in West Seattle and although we believe that the next municipal golf course to be constructed or acquired by the city should be located in West Seattle, we cannot recommend that the step be taken at this time.

We now have a 27-hole course at Jefferson Park and have recommended that an additional nine holes be constructed to provide golf for the large numbers who wait for an opportunity to play. This additional nine holes will not add largely to the cost of maintenance and will pay for itself in a very short time. We have also an 18-hole course at Jackson Park that is not completed but will be in full play early in 1931. Although nine holes of this course were opened for play early this year, the attendance at Jefferson is the largest in the history of the course.

We wish to call to your attention the 120-acre tract of land located between First Avenue, South, and Eighth Avenue, Southwest, and West Cloverdale Street and West Cambridge Street, acquired for a West Seattle reservoir site. It seems that there will be room on this tract for a golf course as well as a reservoir. There are other tracts in West Seattle in private hands that might be more suitable for a municipal golf course. We have not gone into this matter fully and therefore make no recommendation as to location.

In view of the financial condition of the city and the urgent needs of this department for the improvement of other recreational areas such as playgrounds and parks, we do not recommend the starting of a third city golf course at this time.

Respectfully,

BOARD OF PARK COMMISSIONERS.

By

President.

EBP

Seattle, Washington
November 20, 1930.

Mr. Otto A. Case, Chairman,
Harbor & Public Grounds Committee,
City Council,
Seattle, Washington.

Dear Sir:

We submit herewith another draft of plan C, same being proposal for lease of West Seattle Municipal Golf Course to the City of Seattle by Holding Company, which we beg leave to substitute in lieu of the plan C proposal enclosed with our letter of October 15, 1930, and also the revised plan C proposal dated November 5, 1930.

The changes made in this last draft, while not sweeping, will, we feel sure, make the proposal more acceptable to both prospective parties to the transaction, and the revision should clarify one or two matters previously open to misunderstanding.

Respectfully submitted,

Smith & Stocker

By...A.E.Stocker.....

PLAN "C"

PROPOSAL FOR LEASE OF
WEST SEATTLE MUNICIPAL GOLF COURSE
TO THE CITY OF SAETTLE BY HOLDING COMPANY

Revised November 20, 1930

Title

We agree to form a corporation hereinafter called the Holding Company, limited by its articles of Incorporation to the ownership of the West Seattle Municipal Golf Course and prohibited from engaging in any other business whatsoever, thereby assuring the City, as lessee, against any possible predudice or injury to its rights as such. The Holding Company shall be empowered to incur indebtedness and to pledge any or all of its assets therefor, and in connection therewith convey same by mortgage or deed of trust to some trust company in the City of Seattle satisfactory to the City. But no indebtedness may be incurred nor conveyances as security therefor made except for the purpose of raising funds to acquire and improve the said premises and then only in such manner as shall in no wise interfere with or jeopardize the uninterrupted possession of the West Seattle Municipal Golf Course by the City.

Capital Structure

Indebtedness shall consist of approximately \$225,000. par value 6% First Mortgage bonds, hereinafter called "the bonds", maturing in one to 21 years, and approximately \$37,000. par value 6% Leasehold Notes, hereinafter called "the notes", maturing in approximately 22 to 24 years, and an authorization of approximately \$78,000. par value Debentures maturing in 26 years at par value plus interest at 6% per annum compounded semi-annually from respective dates of issuance to date of maturity.

The capital stock shall consist of such number of shares of non par value common stock as we may elect, all of which stock initially owned by ourselves shall be placed in escrow with the trust company above mentioned for further protection of the City.

Terms

Rent shall be \$22,000. per annum for 26 years, payable semi-annually beginning at completion of West Seattle Municipal Golf Course, the City, as lessee, to assume all taxes, assessments and any other public charges which may be levied and become due during the term of lease. The last \$6,000. of rental due for the 24th year and all of the rent for the 25th and 26th years, a total of \$50,000., shall be payable in advance upon acquisition of title to the real estate by the Holding Company. Should it not be convenient for the City of Seattle to pay the said sum of \$50,000. at said time, the Holding Company will accept any definite assurance or obligation of the City to pay the said sum at some date or dates subsequent to acquisition of title to the real estate, provided said assurances or obligations shall be of such character that the Holding Company will be able to sell same to some financial institution or institutions for \$50,000., or to borrow upon same as collateral not less than \$45,000. in some Seattle bank, or banks. The acceptance of any such assurances or obligations by the Holding Company shall be deemed the equivalent of \$50,000. in cash as rent paid in advance.

The Holding Company shall allow the City interest at the rate of 6% per annum on the above named \$50,000. rent paid in advance, or \$1,500.

every six months, for which the City shall accept at par from the Holding Company on or before the end of each semi-annual period, beginning at completion of the improvements, Debentures as described above.

Option

The Holding Company will give the City an exclusive option, on any semi-annual interest date upon 60 days previous notice, to purchase the West Seattle Municipal Golf Course at any time after five years after completion of improvements, but not later than fourteen years after said date, for such sum as is comprised by the addition of the two following items:

1. The par value of the bonds outstanding plus accrued interest, plus such call premium as may be necessary, but in no event to exceed 5% of said par value.
2. The par value of the notes outstanding plus accrued interest, but without call premium, said notes to be callable on any semi-annual interest date at par and accrued interest.

Upon exercise of this option, all obligations of the Holding Company in connection with prepaid rent will, of course, automatically cease and the City will cancel and discharge all debentures of the Holding Company theretofore by it acquired as above provided.

In the event that the City of Seattle shall have failed to exercise the said option of purchase hereinbefore described, then upon the expiration of the term of this lease the said City shall be privileged either to surrender possession of the leased premises and terminate all its rights therein, or to enter into a new lease for not to exceed twenty years additional, at such rental as shall be fixed by three appraisers, one chosen by the City, one by the Holding Company and the third by the two chosen; in either event, the said option of purchase not having been exercised, the Holding Company would be obligated to pay all the Debentures, principal and compound interest included, at the expiration of this lease.

Maintenance

The City shall maintain the property in as good condition as turned over to it, reasonable wear and tear excepted.

General Theory

This proposal is a proposal to lease at an annual rental which can readily be proven reasonable. The entire rental received by the Holding Company less charges for barest necessary expense, will be applied constantly to the payment of interest and reduction of principal on its obligations. We would agree for ourselves and for any possible successors or assigns, to conduct same or cause same to be conducted, without salaries or other compensation for officers.

Smith & Stocker

By A. E. Stocker

November 19, 1930

RE: Proposal to lease to City completed
golf course at West Seattle - Appli-
cation of Budget law and Constitutional
debt limitation.

Mr. Otto A. Case, Chairman,
Harbor & Public Grounds Committee,
City Council,
Seattle, Washington.

Dear Sir:

You request to be advised if acceptance of the proposal of Smith & Stocker denominated "Plan 'C'" (as revised November 5, 1930,) to lease to the City for a period of twenty-six (26) years a completed golf course, approximately one hundred thirteen (113) acres in area, located in West Seattle between 35th Avenue Southwest on the West, 26th Avenue Southeast on the East, Avalon and Genesee Streets on the north and proposed Diagonal Way on the south, with an option to purchase (hereinafter more particularly referred to), would create a debt in the total amount the City would expend in complying with the terms of the lease.

In Comptroller's File No. 127824, Smith & Stocker state that the total actual construction cost "with 10% to contractors if done on cost plus basis, would be \$286,000.00", and that the financing of the project will raise the total cost of the completed golf course to the sum of \$312,000.00.

Acceptance by the City of the proposal involves the expenditure of Fifty Thousand (\$50,000.00) Dollars in cash immediately upon the acquisition of title to the site by the Holding Company, said amount to be applied as rental in full for the twenty-fifth and twenty-sixth years of the lease (hereinafter more specifically referred to), and Six Thousand (\$6,000.00) Dollars to be applied as rental for the twenty-fourth year.

There being no provision in either the 1930 or 1931 budget for such an expenditure, acceptance of any such proposal is precluded, (See Rem. 1927 Sup., Secs. 9000-17, 9000-22) (Budget Law) at least until the 1932 budget is made up and proper provision is made therefor.

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The exceptions referred to in the sections referred to relate to "emergency" expenditures authorized by section 9000-19 of the budget Law. You have stated no facts and we can conceive of none, justifying an emergency appropriation for the purpose contemplated.

For your information, however, on the specific question propounded, we submit the following statement of the pertinent facts and the law applicable to your question.

The proposal of Smith & Stocker is too lengthy to be set out in full, but salient provisions are as follows: The Holding Company (to be hereafter incorporated) is to be limited solely to the ownership of the Golf Course; Indebtedness may be incurred only to acquire and improve the site; indebtedness shall consist of approximately Three Hundred Forty Thousand (\$340,000.00) Dollars evidenced by bonds, notes and debentures of the Holding Company; all of the capital stock of the Company, which shall be non-par value common stock, "shall be placed in escrow *** for the future protection of the City"; rent, which the proposal states "can readily be proven reasonable", is Twenty-two Thousand (\$22,000.00) Dollars a year, payable semi-annually for twenty-six years after completion of the Golf Course, the last Fifty Thousand (\$50,000) Dollars rent to be paid in advance by the City when the Holding Company acquires title to the site; the city to assume all taxes and assessments; the Holding Company to be a non-profit corporation and "the entire rental received by it, less charges for barest necessary expense will be applied constantly to the payment of interest and reduction of principal on its obligations"; the City is to have an exclusive option to purchase after five years from completion of the course by paying a sum sufficient to retire outstanding bonds and notes, and the City at time of purchase is to cancel the debentures, which the city must accept in lieu of interest on the Fifty Thousand Dollars (\$50,000.00) advanced; if the option to purchase is not exercised during the term, The Holding Company is to pay off the debentures and "the city shall, in such event, have the option of accepting such settlement at that time or of entering into a new lease***".

The city undoubtedly has the power to enter into a bona fide lease with an option to purchase, in which event a debt in the entire amount of the purchase price is not created until the option is exercised. On the other hand, the courts, in the event of litigation, will undoubtedly scrutinize a transaction of this kind very closely to determine whether an attempt is made to avoid the constitutional debt limitation.

In the recent case of Friese V. City of Edmonds, 58 Wash. Dec. 178, the Supreme Court said, at page 183:

" * * * On the other hand, a contract for the purchase * * * of other property, the consideration being received in the present and all at one time, creates an indebtedness for the full amount of the contract price notwithstanding the price is to be paid in installments during a series of years, or an attempt is made to avoid a debt limitation by contracting in form to pay rental.' 44 C.J. 1130."

The proposal here does not clearly disclose the nature of the settlement to be made at the expiration of the lease in the event of non-renewal. If, however, the Holding Company (to be formed) incorporates all the covenants of the proposal, and the entire debt of the Company can be paid from the annual rentals, and if it is the intent that title to the golf course shall pass to the City at the expiration of the lease, without additional consideration, acceptance of the proposal would constitute a purchase, payable in installments, and its acceptance would create a debt in the total amount; on the other hand, even though the entire debt of the company can be paid from the annual rentals, if the proposers or their successors intent to retain ownership of the golf course upon the expiration of the lease, and the annual rental is reasonable, the proposal would constitute a yearly debt (exclusive of the Fifty Thousand (\$50,000.00) Dollars hereinbefore referred to) in the sum of Twenty-two Thousand (\$22,000.00) Dollars, plus an undetermined sum necessary to pay taxes and assessments and costs of operation and maintenance, but not a debt in the total sum within the constitutional prohibition.

Comptroller's File No. 127824, which accompanied your request, and the proposals dated September 20th, October 15th and November 5, 1930, are herewith returned.

Yours very truly,

A. C. VAN SOELEN,
Corporation Counsel,

By:

John E. Sanders,
Assistant.

JES:AP
ENCLS.

Comments on proposed West Seattle Golf Course

1. Necessity for a course. There is a grave question as to the necessity for a third municipal golf course at this time. Independent golf courses, in and near the city, are finding it increasingly difficult to exist, and are placing much of the responsibility for their circumstances on the competition from the municipal links. Whether or not their troubles arise from this source, the situation indicates that we are approaching a saturation point in golfing facilities.

2. Local situation. A golf course situated near the center of the West Seattle district would unquestionably receive a large patronage from the community because of its nearness to a large population. On the other hand, it is no further from the center of population of West Seattle to Jefferson Park than it is from Jefferson Park to the south end of Lake Union, and the route from the former is much more direct and less burdened by traffic than the latter. Street car travel from West Seattle to Jefferson Park is very indirect and tedious, but the number of players from all parts of the city who travel to Jefferson Park by street car is very small, and the play at Jackson, where all must come and go by automobile, would indicate that street car travel

is a negligible factor.

3. The comparative cost statement attached hereto is not entirely correct, because of the difficulty of itemizing our cost figures on Jackson Park. Moreover the water system at West Seattle is much more elaborate than the one at Jackson, and club house equipment is included in the general equipment items.

4. West Seattle cost figures incline to the high, rather than the low trends. The water system and drainage items might be reduced, and in the location contemplated, the club house items is much too high. The number of lockers should be cut in half at least, and there is no need for a refectory where it is only a step to the West Seattle shopping center. The club house cost figure should be reduced to not more than \$25,000.

5. The basic idea of contracting the construction work of the entire course to one capable firm is sound. Under proper specification and supervision, it is my opinion that a general contract for the complete course might be let at a figure not to exceed \$240,000. (including cost of lands)

6. Financing. The financial structure built up in the proposals is in my opinion un sound from every angle of consideration. Should the city decide to finance the project

itself through issue of general obligation bonds, it may be assumed that bonds bearing interest at $4\frac{1}{2}\%$ could be sold at par, and that the total cost to the city would remain at $\$240,000$. Under the proposal, the initial construction cost is $\$260,000$, the financing costs 20% or $\$52,000$ making $\$312,000$, and under the lease proposal becomes $\$340,000$. Under the latter scheme, the cost to the city above actual land and construction cost would be $\$100,000$.

Note. Specifications call for 7000 sq. ft. of greens. 70,000 is probably intended.

Comparative Costs

	Jackson	West Seattle
Area in acres	140	113
Total land cost	\$66,000	\$62,150.00
Cost per acre	\$471.43	\$558.85
Improvements + Equipment	\$188,809.30	\$155,350.00
Improv cost per acre	\$1,350.	\$1,375.00
Club House	\$22,000	\$42,500.00
Equipment and Supplies	\$14,461	\$10,000.00

Mr. Seattle Golf
Course

11-5-30

PROPOSAL OF MESSRS. SMITH & STOCKER.

In connection with the proposal of Smith & Stocker with reference to the construction of a municipal golf course to be located in West Seattle, we submit the following general specifications:

SITE: The site now controlled by Smith & Stocker is known as the Puget Mill Site, bounded by 35th Avenue S. W. on the West, Avalon Street and Genessee Street on the North, 26th Avenue S. W. on the East, and the proposed Diagonal Way on the South. This tract is now fairly heavily wooded, and is of a contour which will lend itself to the development of a very high grade golf course. The tract consists of approximately 113 acres. The location is immediately adjacent to the business center of the West Seattle District with its estimated population of 55,000; is contiguous to the center of the city, and readily reached by the new Spokane Street improvements; is adjacent to the industrial district and ideally located for general use by a large population. Another feature of the site is that it commands a panoramic view of the business section of the city from a large portion of the course.

CLEARING: It is contemplated that all stumps on the course shall be removed to a depth of at least 12 inches below the surface; all stump holes shall be filled with soil, properly settled, with the exception that rocks removed from the fairways and roughs may be used to fill stump holes, provided they do not come within 12 inches of the surface. No rocks, leaves, refuse or logs are to be used in any fills, and only trees as are of suitable kind and properly placed will be left to beautify the course.

Prop.
11-5-30

GRADING: It is contemplated that all grading shall be done with a view of easing the cost of maintenance and speeding the play, and that in such places as the sub soil is exposed in grading, top soil shall be added, or the sub soil shall be properly prepared to carry a good turf. A garbage dump has been in use on Snoqualmie Street, and it is contemplated that this will be spread and properly covered with soil to a depth which will remove and keep down all objectionable odors.

WATER HAZARDS: The creek which crosses the contemplated fairways in the S. E. corner it is contemplated will be enclosed in a culvert of ample size, and the water used on two fairways, for the presentation of water hazards.

FAIRWAYS: Fairways are to be properly prepared with such surface as to insure good turf and playing conditions. All large rocks to be removed to a depth of at least 12 inches below finished ground level, and the ground on the fairways and any such roughs as may require it will be hand raked to a proper surface.

GREENS: It is contemplated that the greens will be prepared in such a manner as to provide conditions which will provide a good turf, having due reference to particular conditions encountered at the location. In the preparation of greens our experience has shown that certain specifications are impracticable, and that the result of experience with reference to various conditions will insure a most satisfactory permanent turf. Where required, greens will be drained. It is contemplated that an area of at least 7,000 square feet putting area, properly contoured, will be maintained. The putting area to consist of at least 12 inches of good topsoil, well screened and settled and prepared for a good turf.

TEES: Tees shall be built and equipped with benches, sand boxes and other equipment as needed, and shall be of such size as to allow grass tees to be maintained if wanted. Such grass tees to be seeded.

DRAINAGE: All area of play shall be drained with properly installed drainage to insure good playing conditions at all seasons.

FERTILIZING: All portions of the fairways, with the exception of 50 yards at the tees shall be properly fertilized, using at least 20 tons of manure to the acre. This shall be worked into the top soil to insure even distribution and the best possible turf.

SEED: Only seed of the best quality will be used. The seed on fairways to consist of Chewings Fescue with a small percentage not in excess of 10% of such other seed as will give the best possible results. Seed on the greens will consist in the main of Chewings Fescue and such other seed as from experience with reference to the location and soil conditions, as in our experience will give the best possible turf to stand the heavy wear and low cost of maintenance.

WATER SYSTEM: There shall be installed a Hoseless System, requiring a minimum of hose and labor to keep the fairways and greens in good condition. The system shall be connected to the city mains at several points to insure adequate water pressure. Pipe sizes to be ample to take care of all sprinklers which may be installed thereon. A Standpipe for fire protection is contemplated with connection to the club house and four drinking fountains are contemplated upon the course.

PRACTICE GREENS: A proper practice green shall be installed near the club house, and if room be available a practice fairway will be laid out and finished in the same manner as regular fairways

CLUBHOUSE: There is contemplated a hollow tile brick veneer structure of approximately 5500 square feet on the main floor, with living quarters on the second floor for the superintendent of the course. There will be 250 lockers installed on the men's side and 125 lockers on the women's side. A hot water heating plant with oil burner is to be installed.

All equipment to be of the same standard, or better, as installed in the Jackson Park course. The equipment in the kitchen and professional's room

is excepted from the general plan. It being contemplated that a contract will be entered into with the professional and the concessionaire in the kitchen for the installation of such equipment as they may desire at the time of the completion of the course.

EQUIPMENT FOR MAINTENANCE: Equipment for maintenance shall be supplied and shall be of the best quality as demonstrated in our experience, and the best type as to give the best results in economy of operation. By equipment is meant all necessary equipment to operate the course, including mower, sprinklers, one tractor, tools, etc.

BUDGET COSTS:	
Land	\$62,150.00
Clearing & Grading	45,000.00
Water system and Drainage	40,000.00
Seed and fertilizer	15,000.00
Greens, tees and fairways	35,350.00
Maintenance 6 months after seeding	10,000.00
Equipment and tool house	10,000.00
Club House	<u>42,500.00</u>
TOTAL ACTUAL CONSTRUCTIONS COST	\$260,000.00

With 10% to contractors if done on cost plus basis would be \$286,000.00. It is not contemplated that the city has the available funds for constructions on a cost plus basis, and as a result solicitation has been made of financial houses for estimating cost of financing on such a construction as herein outlined, with the result that for a cost of \$312,000.00 the complete course as hereinbefore outlined can be constructed, involving the following financial plan:

FINANCIAL PLAN: That Smith and Stocker acquire the land and convey it to the trustee. Trustee can then enter into a contract to re-sell the real estate to the City of Seattle for park purposes on the following conditions:

That upon the completion of the course, club house, water system, etc., in accordance with specifications to be agreed upon, and conveyance of the land and improvements to the city, the city shall deliver to the order of the vendor or the trustee a first mortgage, which shall be placed in escrow at the time of the contract. The mortgage to be made in the favor of the trustee. The mortgage may be payable in 30 approximately equal semi-annual installments with interest at the rate of 6% per annum, or in 40 equal

semi-annual installments with interest at the same rate. It is contemplated that the trustee will issue negotiable certificates in the nature of units of ownership in the mortgage in the sum of \$512,000.00, in denominations of \$1,000.00, and when the city takes title and the executed mortgage is delivered, the financial house handling the issue will have the option of having the city issue \$512,000.00 negotiable promissory notes or bonds for \$1,000.00 each, secured by the mortgage, for which the original certificates may be exchanged; or have the city execute one such note or bond to the trustee which would permit the original 512 certificates to stand as first issued. It is contemplated that the contractor will furnish a suitable security bond to guarantee complete accordance to plans and specifications. It will be hoped that the favored plan is one for constructions and turning over to the city a complete golf course ready for operation.

Smith and Stocker are men of experience in golf course construction and have adequate understanding of the essential requirements of a public course, in that it must stand rough usage and be capable of speedy play. The average cost of Northwest golf courses has been about \$10,000.00 per hole, exclusive of land and club house. The cost on this improvement would be approximately \$8,500.00 per hole.

The institution of an improvement of this nature at this time, where the money for the initial development is borrowed from the public, and the repayment is made over a 15 or 20 year period is a particularly deserving public endeavor during times of general unemployment and business depression. The burden of securing the finance would not fall upon the city in the first instance but has been pronounced practical and feasible by representative investment bankers.

A large portion of the cost would immediately go into circulation among people who would otherwise be unemployed, and as a consequence the early consideration of the proposition to definite terms is urged.

The selection of this particular site in question has

been made after a consideration of location with reference to population, soil conditions (with reference to easy and economical maintenance) and water pressure insured and adequate, scenic value and transportation facilities. Other sites were considered by Smith and Stocker before settling upon the particular site as the most practicable and feasible and were not selected for definite adverse reasons existing with reference thereto.

In connection with the foregoing, Smith & Stocker submit for your inspection a proposed layout of the course, together with a front elevation and ground floor plan of the proposed club house, and they are prepared to provide transportation and go over the ground with any members of the Park Board who desire to visit the proposed site.

E. L. BLAINE,
FINANCE

OLIVER T. ERICKSON,
STREETS AND SEWERS

OTTO A. CASE,
DEPARTMENT EFFICIENCY

JOHN E. CARROLL,
FRANCHISE

PHILIP TINDALL,
CITY UTILITIES

The City of Seattle

LEGISLATIVE DEPARTMENT

JOHN E. CARROLL, PRESIDENT

ROBERT H. HARLIN,
LICENSE

A. LOU COHEN,
PUBLIC SAFETY

GEORGE W. HILL,
HARBORS AND PUBLIC GROUNDS

WM. HICKMAN MOORE,
JUDICIARY

Seattle, Washington,
July 8, 1930.

Mr. Simon Burnett, President,
Board of Park Commissioners,
Seattle, Washington.

Dear sir:

The Harbors & Public Grounds Committee of the City Council on this date, having had under consideration File No. 127219, herewith forwarded to you, being a petition of the West Seattle Commercial Club that the City take steps to acquire a golf course in the West Seattle district, requests the Board of Park Commissioners to make an immediate survey of the situation for the purpose of finding a suitable site for a golf course in that district so that your report and recommendations may be available for the information of the Finance Committee at the time of the making of the budget for next year.

Yours truly,



Chairman Harbors & Public Grounds
Committee.

OAC-S

folder 6390 drawer 1 file 4
date _____ acc.# 00010
park Project Development
subject Plumbing
Seattle parks, Sherwood files.

FRANK LAUBE,
FINANCE
GEORGE W. HILL,
STREETS AND SEWERS
OLIVER T. ERICKSON,
DEPARTMENT EFFICIENCY
JOHN E. CARROLL,
FRANCHISE
E. L. BLAINE,
CITY UTILITIES

The City of Seattle

LEGISLATIVE DEPARTMENT

OLIVER T. ERICKSON, PRESIDENT

ROBERT H. HARLIN,
LICENSE
JAMES SCAVOTTO,
PUBLIC SAFETY
OTTO A. CASE,
HARBORS AND PUBLIC GROUNDS
PHILIP TINDALL,
JUDICIARY

Seattle, Washington, May 26, 1931

The Board of Park Commissioners,
Simon Burnett, President,
Seattle, Washington.

Dear sir:

I am directed by the Harbors & Public Grounds Committee of the City Council to send you File No. 131342, proposal of J. B. Kiefer to sell or exchange property in West Seattle for municipal golf purposes, for the recommendations of your board in regard thereto.

Mr. Kiefer would be glad to confer with the Board of Park Commissioners whenever it is convenient for you to hear him.

Yours truly,



Chairman Harbors & Public Grounds Committee.

OAC-S

RECEIVED

MAY 27 1931

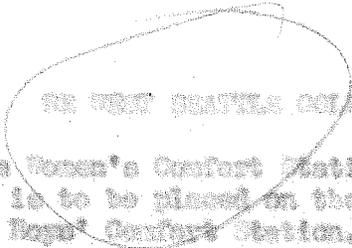
PARK DEPARTMENT

Hand file

March 9, 1938.

Mr. V. G. Hall,
Junior Park Engineer,
Seattle.

Dear Sir:



SEATTLE ONLY AND INFORMATION

Please add a Women's Comfort Station to the Recreation Camp. This structure is to be placed on the side of the parade ground opposite to the Boys' Comfort Station.

Construct a new dam on Longfellow Creek, at the location selected by you and myself. This dam should be four and one-half feet above the level of the creek, and constructed of boulders and concrete. In placing these boulders on the face of the dam, do not attempt to have a smooth face, but set them up as they come, giving the dam a rough (or even rougher) appearance, similar to the one at the north end of the No. 3 Railway.

Plans for this dam shall be approved by you and myself before beginning construction.

Yours truly,

BOARD OF PARK COMMISSIONERS.

By

Archie Phelps, Park Commissioner.

cc Mr. Peterson, Mr. Dickenson

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date		acc.#			00008
park	Operations				
subject	GOLF Courses				
Seattle parks, Sherwood files.					

October 30, 1939

Mr. A. J. Dickinson,
SFA Engineer,
West Seattle Golf Course,
Seattle.

Dear Sir:

We would like to start construction on the
Rogue Court as soon as you have a crew free to do this
work.

The money for this improvement was donated by
the Seattle Rogue Club, acting as co-sponsors with the
Park Department, and in cases where a club or community
donates funds for improvements, the Park Board feels that
every consideration should be given, thus encouraging
other groups to take a similar interest in parks and
playgrounds in their own communities.

Will you please let me know when you can start
this work, so that I may give the Park Board the infor-
mation at their meeting on Thursday, November 2, 1939.

Yours very truly,

W. C. Hall, Senior Engineer,
BOARD OF PARK COMMISSIONERS.

WCH:EP

August 23, 1938

Mr. Archie Phelps
114 County-City Building
Seattle, Washington

Dear Sir:

We need approximately three thousand to five thousand lineal feet of parking logs for the West Seattle Golf Course, to enclose parking areas and also to keep cars off the Course.

We would appreciate it very much if we could get these logs from your camp near Cumberland. The W.F.A. has given us permission to use their trucks to do the hauling.

Could you please give me the information on cost and when we could start hauling so I can take the matter up with the Park Board at next Thursday's meeting.

Thanking you for your cooperation, I am,

Very truly yours,

Seattle Park Department

By

W. G. Hall
Junior Park Engineer

GH:fd

File

April 22, 1939.

Mr. A. A. Dickinson,
Project Engineer (WPA)
West Seattle Golf Course,
35th S.W. and W. Snoqualmie Street,
Seattle.

Dear Sir:

Kindly be advised that the Board of Park Commissioners, at their meeting today, placed Mr. Jacob Uhlaufl, Head Gardener, in full charge of the West Seattle project, and his approval must be secured for the expenditure of all golf course funds, and the Board ordered that the W. P. A. be informed of this change.

Yours very truly,

BOARD OF PARK COMMISSIONERS.

By

[Signature]
Allen Erickson, Chief Clerk.

AS-227