



## **Proposal to Begin Negotiations for Radisson Restaurant Deck Background and PARD Expectations for Contract**

### **Background:**

In 1993, the City and the Radisson entered into a Parkland Improvement and License Agreement for the construction of a deck on parkland.

- The deck was 1,125 square feet (approx. 15ft. deep by 70 ft. long)
- The deck was available for use by patrons of the hotel and the general public as an observation deck and scenic overlook.
- The deck did not include commercial activity. The hotel had the right to provide food and beverage service, however, no food or beverages could actually be sold on the deck and all sales must take place on property owned by the hotel
- The deck was in place for two, ten-year terms from 1993-2013. The deck was removed in September, 2013.

### **Maintenance and Improvements:**

- The Radisson has been maintaining the parkland adjacent to the deck and behind the hotel for the last 20 years. This includes:
  - monthly grounds maintenance
  - seasonal grounds improvements.
- The Radisson has made park improvements over the past 20 years:
  - constructed the concrete staircase down to the hike and bike trail
  - installed safety lighting for the stairs

### **PARD Expectations of Contract for Restaurant Deck:**

- Radisson to construct and maintain all improvements as well as adjacent parkland at its sole expense
- Radisson to operate and manage restaurant service including a focus on welcoming and serving park patrons
- Radisson to provide a portion of the improvements that do not include commercial activity
- Radisson to provide the City revenue sharing that is reasonable and comparable to other PARD agreements and other similar agreements for restaurants in parks in other cities.