



## **INFORMATIONAL MEMORANDUM**

**TO: Community Development & Neighborhoods Committee**

**FROM: Rick Still, Parks & Recreation Director**

**By: Robert Eaton, Parks & Recreation Manager**

**CC: Mayor Ekberg**

**DATE: March 6, 2019**

**SUBJECT: CFT Grant Application for Property Acquisition on S. 116<sup>th</sup> Street**

### **ISSUE**

Seeking permission to apply for King County Conservation Futures Trust Tax Levy (CFT) grant funding to purchase property on South 116<sup>th</sup> Street along the Duwamish River.

### **BACKGROUND**

In 2018, City staff sought Council Committee permission to apply for two separate grants to fund the purchase of this property. The first meeting was February 26, 2018 for a CFT Grant and then again on April 17, 2018 for a Recreation Conservation Office (RCO) grant. From those efforts, this project was awarded 50% funding from the 2018 CFT program, a total of \$335,000.

The second grant application, RCO was submitted for the remaining 50% match for acquisition and additional funds for the design and development of a passive use park at that site in the Duwamish neighborhood. The determination on whether this grant will be awarded funds will not be known until April 2019. Since applying for the RCO grant, City staff learned that the RCO grant program may not be fully funded so staff are pursuing an alternate back-up option. This option is the 2019 CFT grant program. That being said, if the Governor's budget is passed as he proposed, then the RCO grant program would be fully funded and this project would receive funding.

If the RCO grant program ends up awarding the project, we would recommend accepting that grant as it includes additional funds for design and development whereas the CFT funds may only be used for acquisition.

The King County Salmon Recovery Manager and the King County Lower Green River Basin Steward have been working with the Tukwila Public Works Department on identifying property along the Green River to acquire for Chinook Salmon Habitat. The current property owner approached this group of people to share his excitement of having his property meet riverbank restoration needs and to provide recreational opportunities for the community.

The property under consideration for acquisition is located on S. 116<sup>th</sup> Street, identified in the accompanying documents, is nearly one acre, has 160 feet of waterfront and is adjacent to the

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Green River Trail. This property is located in close proximity to major capital investments for habitat improvements from North Winds Weir to Codiga Park. The property, being on the south side of the river, is in a key location to reduce heat retention with current and future trees providing shade on the water. The property is also prime for noxious weed removal and the addition of native plants for habitat restoration, stewardship and protection. The acquisition of this property is one more piece of the complex puzzle that builds upon the investments already in place for Chinook Salmon recovery.

The location of the property also provides great recreational opportunity for a park deficient area of Tukwila. It has potential to increase access to and use of a regional trail system by providing a respite area or trail head for recreational and commuter trail users.

The purchase of this property meets several of the recommendations in the City Council adopted 2014 Parks, Recreation and Open Space (PROS) Plan: increase access to walking and biking, add places for social gathering and increase access to forests and the river. Additionally, the property aligns with the Green Tukwila initiative adopted by City Council March 2017.

## **DISCUSSION**

The purpose of this memorandum is to seek permission to apply for King County Conservation Futures Trust Tax Levy (CFT) for the acquisition of property on South 116<sup>th</sup> Street along the Duwamish River and adjacent to the Green River Trail. The application was due March 6, 2019.

If the City were to be awarded funds from the 2019 CFT grant program, these funds would serve as the remaining 50% match, and when paired with the 2018 CFT funds already awarded to the City, would cover the entire expense of the property acquisition.

## **FINANCIAL IMPACT**

Below is a table summarizing the financing of this property acquisition, which is 100% grant funded. There is no impact on the general fund for this grant because even staff time and associated fees can be reimbursed by the grant as well.

<b>Total Project Amount</b>	<b>\$670,000</b>	
<b>2018 CFT Funds (awarded)</b>	\$335,000	Funds already awarded, require 50% match
<b>2019 CFT Funds</b>	\$335,000	Match Waiver*

\* The 2018 CFT funds required a 50% match. 2019 match-waivered funds could be used as a match to 2018 funds.

## **RECOMMENDATION**

The Council Committee is being asked to consider permitting staff to apply for CFT grant funding to purchase property on S. 116<sup>th</sup> Street along the Duwamish River.

## **ATTACHMENTS**

- A. 2019 CFT Grant Application
- B. Letters of Support
- C. Location Map
- D. Site Map

<b>Project Name:</b> City of Tukwila	
Applicant Jurisdiction: City of Tukwila	
If applicable, Open Space System Name: Duwamish River Habitat Corridor <i>(Only if applicable, the name of a larger connected system, such as Cedar River Greenway, Mountains to Sound, a Regional Trail, etc.)</i>	
Proposed Project Acreage: 0.93 acre <i>(Identify the acreage targeted under this year's funding request)</i>	CFT Funding Request: \$335,000 <i>(Dollar amount of CFT award requested)</i>
Total Project Acreage: 0.93 acre <i>(Estimate total acreage at project completion for multi-year projects)</i>	KC PL Funding Request: NA <i>(King County Projects Only: Dollar amount of KC Parks Levy requested)</i>
Type of Acquisition(s): <input checked="" type="checkbox"/> Fee Title <input type="checkbox"/> Conservation Easement <input type="checkbox"/> Other:	
King County Council District in which project is located <sup>1</sup> : 8	

**CONTACT INFORMATION**

Contact Name: Rick Still	Phone: 206-767-2344
Title: Director of Tukwila Parks and Recreation	Email: rick.still@tukwilawa.gov
Address: 12424 42 <sup>nd</sup> Ave S, Tukwila, WA 98168	Date: February 28, 2019

**SECTION 1. PROJECT SUMMARY**

*In the space below, provide a brief description of the project. Please reference how the targeted parcels are significant individually, and (if relevant) as part of a larger open space system, reach, or watershed.*

We have an opportunity, if we act now, to acquire a unique property of high conservation value that was planned for development in the underserved community of Tukwila. This parcel is roughly one acre and is bordered by both the Duwamish River and the Green River Bike Trail. The owner approached the City of Tukwila and WRIA 9 requesting that the appropriate agency purchase his property, in hopes that it would be restored and utilized for conservation and passive recreation purposes. The City, as project proponent proposes to work with WRIA 9 and other interested stakeholders to create a passive urban greenspace that can provide habitat benefits to salmon and wildlife while providing educational and recreational benefits and enhanced quality of life to the community.

The property has 160 feet of prime Duwamish River shoreline with numerous large fir and deciduous trees along the shoreline and throughout the property. Birds, fish and mammals are commonly seen here. This parcel in conjunction with other properties and restoration projects along the river, including CFT-funded Duwamish Gardens and Chinook Wind, will enhance the riparian buffer and add significant value to the salmon recovery work along the Duwamish River corridor.

The parcel is in the Tukwila neighborhood of Duwamish, which like much of the region, is being confronted with the pressures of housing development. New homes have been constructed across the street and upriver and are planned for this site as well. As the greater Seattle inexorably expands, these prime lots along the river will be developed. At 40,000 square feet, this is the largest riverfront residential parcel in the Duwamish neighborhood. We have a rare opportunity to create a significant habitat restoration and public access project that benefits the

<sup>1</sup> King County Council District information here: [https://www.kingcounty.gov/council/councilmembers/find\\_district.aspx](https://www.kingcounty.gov/council/councilmembers/find_district.aspx)

neighborhood and trail users, and strengthens the greenbelt being formed between Codiga Park upstream and North Winds Weir downstream.

## SECTION 2. OPEN SPACE RESOURCES

Before answering Sections 2 & 3, please review “King County Conservation Futures (CFT) Application Evaluation Criteria.” Please mark the checkbox for each criterion that applies to the parcels that are current funding targets. Then briefly describe in the space below how the proposed acquisition satisfies each marked criterion. Consider, if applicable, both the landscape and individual parcel level.

- |   |  |
|---|--|
| <input type="checkbox"/> A. Wildlife habitat or rare plant reserve          | <input checked="" type="checkbox"/> F. Urban passive-use natural area/greenbelt  |
| <input checked="" type="checkbox"/> B. Salmon habitat and aquatic resources | <input checked="" type="checkbox"/> G. Park/open space or natural corridor addition  |
| <input checked="" type="checkbox"/> C. Scenic resources                     | <input checked="" type="checkbox"/> H. Passive recreation opportunity/unmet needs  |
| <input type="checkbox"/> D. Community separator                             | <input type="checkbox"/> I. Equity/opportunity area projects that seek to redress historic disparities in access to open space |
| <input type="checkbox"/> E. Historic/cultural resources                     |  |

### B. Salmon habitat and aquatic resources

This parcel of nearly an acre has 160 feet of waterfront on the Duwamish River. The shoreline and rest of the property have numerous, mature second growth fir along with deciduous trees that provide both shade to the river and habitat for salmon, bald eagles and various other bird species and mammals. When combined with neighboring parcels nearly 450 feet of shoreline will remain in a natural state. In conjunction with nearby Duwamish Gardens and Duwamish Hill Preserve this will be a valuable addition to support the City’s open space and recreation goals and salmon habitat restoration efforts.

### C. Scenic Resources

This property offers views of the Duwamish River, and across the river, Duwamish Hill Preserve, a park whose namesake is a geologically-unique formation rising above the surrounding river valley and characterized by a rare Madrona-Fir rocky bald, more typical of the San Juan Islands than the Duwamish River Valley. The plan for a community passive park\urban greenspace with educational trails leading to the river would both protect and provide these unique views to both this underserved community and the bikers and walkers enjoying the Green River Trail. If developed as planned these views will only be available to the eventual home owners.

### F. Urban Passive-use Natural Area\Greenbelt

There are virtually no undeveloped waterfront properties along the Duwamish River. From Elliott Bay in Seattle, through Tukwila, and up to Kent and Auburn, the Green/Duwamish River runs through adjacent industrial, commercial and residential uses. Opportunities for converting riverfront properties from one of these uses to habitat doesn’t come often. Nestled in this river-oriented neighborhood, and adjacent to a major regional trail, this site has excellent potential as a neighborhood passive-use park with regional exposure, providing excellent educational opportunities to visitors, which in turn, will help gain support for habitat restoration and salmon recovery efforts

### G. Park, Open Space, or Natural Corridor Addition

This parcel has significant forest cover, much of which will be lost if developed as planned. New, large homes have been constructed across the street. As Seattle inexorably expands these prime lots along the river will be developed. This is a unique opportunity to acquire a riparian buffer that is on the verge of development.

This property, in conjunction with the parcels to the west provide ~450 feet of forested riverbank. Acquiring this parcel will strengthen the Duwamish River greenbelt that has been forming over the last 20 years or so. The site is about 600 feet or so upstream of Duwamish Gardens, on the opposite bank. The Duwamish River greenbelt also includes Duwamish Hill Preserve right across the river, the in-progress Chinook Wind project, North Winds Weir and Cecil Moses Park downstream and Codiga Park upstream, all of which are primarily habitat restoration and passive-use oriented. This site would significantly enhance the salmon recovery corridor and contribute to the conservation of local open space.

#### **H. Passive Recreation Opportunity In Area With Unmet Needs**

The City of Tukwila adopted their Parks, Recreation, and Open Space (PROS) Plan in 2014. The needs assessment section of the plan states, “River access includes all of the places where people can physically access or view the river, including boat launches and docks, water access points and fishing areas. Tukwila residents have a strong connection with the Green/Duwamish River and desire expanded choices to access and enjoy the river.” Among the Plan’s many recommendations relating to Passive Recreation is “Increase access to forests and the river.” Currently, there are no passive recreation opportunities within this portion of Duwamish, which lies between the left bank of the Duwamish River and the East Marginal Way South/SR 599 transportation corridor. The nearest parks, Duwamish Gardens and Duwamish Park can be accessed by crossing the river on one of two bridges in the community. Acquiring this parcel will provide these residents with a nearby public passive recreation area.

### SECTION 3. ADDITIONAL FACTORS

*Please mark the checkbox for each criterion that applies to the parcels that are the current funding targets. Then briefly describe in the space below how the proposed acquisition satisfies each marked criterion.*

- A. Educational/interpretive opportunity
- B. Threat of loss of open space resources
- C. Feasibility: Ownership complexity/willing seller(s)/community support
- D. Describe any public or private partnerships that will enhance this project
- E. Is the property identified in an adopted park, open space, comprehensive, or community plan?
- F. Transferable Development Rights (TDR) participation

#### **A. Educational/interpretive opportunity**

As this property borders the Green River Bike Trail it will provide excellent opportunities for educational messages, such as those that relate to clean river initiatives, salmon habitat restoration, cultural history, etc. Otherwise, much of the community may not learn about the work that has been done at Duwamish Hill Preserve, North Winds Weir or Duwamish Gardens. Thousands from outside the local community will come directly in contact with this greenspace due to its location adjacent to the trail. This site provides a great opportunity to compliment the educational stories and graphics found at other locations.

#### **B. Threat of loss of open space resources**

This parcel was ready to be developed in 2008. It was permitted to build 9 cottage style homes with paved vehicular access areas, and detached garages for 14 vehicles. When the economic recession hit that year, the project was postponed. We are working with the owner to acquire this parcel before development proceeds in 2020.

#### **C. Feasibility: Ownership Complexity/Willing Seller/Community**

1 property (formerly 2 parcels) fee simple. The owner is a willing seller and the local community, the City of Tukwila, and WRIA 9 and a variety of environmental and recreational organizations are in support of the plan to create an urban greenspace here.

#### **D. Partnerships**

The City of Tukwila is among the Green/Duwamish River jurisdictions represented at the WRIA 9 forum. The City and WRIA 9 will collaborate on this project during acquisition, funding, design and development of this project. In addition, the owner has spoken with numerous organizations who are excited about the opportunity and have pledged volunteer hours and potentially financial support. This includes but is not limited to the Duwamish River Cleanup Coalition, Cascade Bicycle Club, Husky Cycling, Cyclists of Greater Seattle, The Boeing Company and Muckleshoot tribe. Others are being contacted. The current owner also has the support of both an architecture and a landscape architectural firm that can provide some pro-bono planning work, if desired.

**SECTION 4. PARCEL DETAILS**

A. Please provide information about the parcels that are current and future funding targets.

i. **Parcels that are Current Funding Targets** - i.e., those parcels which would be acquired with requested funding, shown in red on your maps. Find this information on Assessor’s Report/Property Details accessed through King County iMAP (<https://gismaps.kingcounty.gov/iMap/>). Add more rows if needed.

Parcel Number (do not use hyphen, e.g., 1234567890)	Acreage	Zoning <sup>2</sup>	Assessor’s “Appraised Land Value” <sup>3</sup>	Assessor’s “Appraised Improvements Value”	Estimated Cost to Purchase Desired Property Interest	Property Interest Sought (fee, easement, or TBD)
0733000225	.93	LDR	\$398,000	\$0	\$600,000	FEE

ii. **Future Funding Targets** - i.e., those parcels shown in yellow on your maps. Please list the parcel numbers here (no additional information needed):

Parcel #073300025

B. How did you estimate the cost to purchase parcels? (e.g., appraisal, estimate from assessor’s values, etc).

Estimated purchase price was based on real estate estimates and assessed property values for surrounding areas. An appraisal will be conducted for final evaluation of the property.

C. Are any parcels are enrolled in the Current Use Taxation program (a voluntary conservation program)?

No

**SECTION 5. PROPERTY USE, STEWARDSHIP, AND MAINTENANCE**

A. What is the intended future use of the property (e.g., passive recreation, habitat restoration, timber management, agricultural production)? Will this land be available for public use?

Shoreline/riparian vegetation restoration and protection, removal of invasive weeds and rehabilitation and enhancements of riparian and upland vegetation, passive open space and parkland with informational/interpretive signage, place for hikers and bikers to rest along the regional trail, water and nearby scenic viewing, seating, and bike parking facilities.

B. How will the property be stewarded and maintained, and using what funding? Does the property lend itself to volunteer stewardship opportunities or community participation?

The City of Tukwila Parks and Recreation Department will lead the maintenance responsibilities of the site, providing routine maintenance of user facilities such as garbage removal, use area cleanup, and maintenance of trails and site furnishings such as bike racks, signs and benches. The City would rely on volunteer support from the community, as it does with other open spaces within the Green Tukwila Partnership.

In fact, the property does lend itself to volunteer stewardship. The local community has been very involved in neighborhood issues and is very supportive of this plan. In addition, the owner has spoken with numerous organizations that are enthused about the opportunity and have pledged volunteer and potentially provide financial support. This includes Forterra, Duwamish River Cleanup Coalition, Cascade Bicycle Club, Husky

<sup>2</sup> Please explain what the zoning designation means if you don’t think it would be evident to the committee.

<sup>3</sup> Parcels enrolled in Current Use Taxation for “Forestry” may not have a valid “appraised land value” or acreage.



Cycling, Cyclists of Greater Seattle, The Boeing Company, Muckleshoot tribe. Conversations with additional organizations are ongoing.

C. What are the biggest challenges you anticipate in managing this site?

We anticipate the initial greatest challenge will be gaining funding for development of this site, otherwise it will be maintained at a level similarly to other open space parks.

D. Will you be purchasing and demolishing any structures on the target parcel(s)? Explain why this is necessary.

Currently, there are no plans to demolish existing structures on the target parcel. Should the City receive grant funding, the demolition of structures located on the property is foreseeable, in hopes to create open space for passive recreational activities as well as preserving the land from future urban development.

E. Do you intend to reserve any part of the site for non-CFT-eligible activities, such as more intensive recreation or retaining a structure on a fee purchase? (Funds used for that purchase can't count as CFT match.)

No

**SECTION 6. PROJECT BUDGET**

Please provide budget information for the parcels that are the current funding targets.

**FUNDING REQUEST**

	<b>REQUESTED AMOUNT</b>
CFT Funding Request	\$335,000
KC Parks Levy (PL) Request <i>(for county projects only)</i>	\$TBD
Total Funding Request	\$335,000

**TOTAL CFT PROJECT COSTS**

<b>PROJECT COSTS</b>	<b>ESTIMATED DOLLAR AMOUNT OR RANGE</b>
Total property interest value	<b>\$600,000</b>
Title and appraisal work	<b>\$20,000</b>
Closing, fees, taxes	<b>\$25,000</b>
Relocation costs	<b>\$0</b>
Hazardous waste reports	<b>\$0</b>
Directly related staff, administration and legal costs	<b>\$25,000</b>
<i>Only if applicable: Value of land used as match<sup>4</sup></i>	<b>NA</b>
<b>Total Estimated Project Costs</b>	<b>\$670,000</b>

**FUNDING/MATCH TABLE**

Please document the sources of match that you have secured, or intend to seek, towards the parcels that are the current funding targets. If you don't yet have match secured, please note how you plan to obtain it. If you seek a match waiver (based on equity/opportunity area determination), please write "Match Waiver Requested" in table below and complete Supplemental Form #1: Equity/Opportunity Area Determination.

<b>CFT FUNDING</b>	<b>Date Funding Secured</b>	<b>Dollar Amount</b>
<b>CFT Funding Request</b>	<b>Match Waiver Requested</b>	<b>Match Waiver Requested</b>
<b>Past CFT Funding Available</b> <i>(i.e., funds remaining from past awards, to be spent on current target parcels)</i>	2018	\$335,000
<b>MATCH FUNDING SECURED</b>	<b>Date Funding Secured</b>	<b>Dollar Amount</b>
Sources/Status:		
<b>MATCH FUNDING STILL SOUGHT</b>	<b>Date Funding Anticipated</b>	<b>Dollar Amount</b>
Sources/ Plan to obtain match?:		

<sup>4</sup> If you are providing cash match, ignore this instruction. If your match consists of a land trade or the cash value of recent open space purchases, please reflect the match property's estimated value in the "Value of land used as match" row. Your "Total Estimated Project Costs" will include this match property's estimated value.

## SECTION 7. BOND FUNDING POTENTIAL (SPECIAL SECTION FOR 2019)

*Projects applying in 2019 may be able to qualify for bond-backed Conservation Futures funds, in addition to annual awards. Criteria A through D below are factors that may make projects most competitive for bond funding. Mark the checkbox for each criterion that applies to the parcels that are the current funding targets, and briefly describe in the space below how the proposed acquisition satisfies each marked criterion. Please note, if necessary, whether certain parcels in your scope meet the criteria, but other parcels in your scope do not.*

- A. Acquisition can occur in late 2019 or soon thereafter
- B. Transaction is highly likely to be successful
- C. Match is secured
- D. Property acquired in fee will not be leased or sold for private benefit (i.e., leased to a private party or surplused. Note that acquisition of conservation easements, TDR easements, farm covenants where underlying fee remains in private ownership is generally acceptable.)

### **A. Acquisition can occur in late 2019**

The seller needs this project to close by December 2019, so we are working together to ensure the transaction will occur as soon as funds are available.

### **B. Transaction is highly likely to be successful**

The seller is very interested in preserving the property as open space for public use by selling it to the City.

### **C. Match is secured**

2018 CFT funds were awarded for this project with a 50 percent match requirement. 2019 match-waivered funds could be used as a match to 2018 funds.

### **D. Property acquired in fee will not be leased or sold**

The property will be owned by the City of Tukwila and preserved as open space for public use, with no leases or restrictions on public access planned.



# SUPPLEMENTAL FORM #1: EQUITY/OPPORTUNITY AREA DETERMINATION

## Guidance for Applicant

Complete this supplemental form only if you seek a determination of whether your project is in an equity/opportunity area. Please thoroughly review the guidance on this page to determine whether your project may qualify.

**Mandatory: Contact CFT Program Coordinator to receive a data report on how the target parcel(s) meet certain criteria. Complete this form using the data report, but also feel free to share additional relevant information to make the case that your project is in an equity/opportunity area.**

## Key Information on Equity/Opportunity Areas and Match Waivers

This program is intended to apply to projects that would provide open space in the most underserved parts of the county, where past history of inequities, discrimination, and limited regional investment – including investment in open space – is evident today. The program is intended to help eliminate disparities in access to public open spaces and trails in communities with the greatest and most acute needs.

Properties that are determined by the CFT Committee to be in an equity/opportunity area may qualify for a match waiver if the project is awarded CFT funds (a match waiver means that CFT could fund 100% of the eligible acquisition costs). Determination that a project is in an equity/opportunity area and qualifies for match waiver does not mean that the project would receive CFT funding. The Committee's funding recommendation will be based on further evaluation of the project's merits. King County Council makes final funding determination.

There are two different methods to establish whether the project qualifies as being in an equity/opportunity area (based on King County Code 26.12.003.E), and thereby may be eligible to receive CFT funding for the entire project cost without providing match dollars.

Method #1 (evaluated in **Question 1** below in this supplemental form)

The project meets all three of the following specified criteria:

- A. "areas located in a census tract in which the median household income is in the lowest one-third for median household income for census tracts in King County;
- B. "areas located in a census tract in which hospitalization rates for asthma, diabetes, and heart disease are in the highest one-third for census tracts in King County; and
- C. "for areas within the Urban Growth Boundary, [that] do not have a publicly owned and accessible park within one-quarter mile of a residence, or for areas outside the Urban Growth Boundary[,] that do not have a publicly owned and accessible park within two miles of a residence."

Method #2 (evaluated in **Question 2** in this supplemental form)

If the project does not qualify under Method #1, it may qualify if:

"the project proponent or proponents can demonstrate, and the citizen oversight committee determines, that residents living in the area experience disproportionately limited access to public open spaces as well as demonstrated hardships such as, but not limited to, chronic low incomes, persistent poor health, or high rates of utilization of free and reduced price school meals."

Equity/Opportunity Area proposals should have engagement and collaboration with community-based organizations and/or members of the community. Collaboration can be demonstrated through at least two letters of support and a description of community outreach held to date, or planned in the future. Proposals that demonstrate community support will be prioritized higher than those without demonstrated support.

**SUPPLEMENTAL FORM #2: NON-GOVERNMENTAL APPLICANTS, continued**

Question 1.

*If a project meets all three of the criteria below, then it qualifies as being in an equity/opportunity area and is eligible for a match waiver if project is recommended for CFT funding. Please indicate "yes" or "no" to each criterion below, and briefly describe how it meets that criterion (e.g., "this site's census tract is in the 28<sup>th</sup> percentile of census tracts for income").*

Does Project Meet These Criteria?	Yes	No
1A. Located in a census tract in which the median household income is in the lowest one-third for median household income for census tracts in King County?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Describe: 39 percent of households are at or below 200 percent of the Federal Poverty Line, making the median household income falls under 21 <sup>st</sup> percentile of all King County census tracts.		
1B. Located in a census tract in which hospitalization rates for asthma, diabetes, and heart disease are in the highest one-third for census tracts in King County?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Describe: Hospitalization rate for asthma, diabetes, and heart disease is within the 89 <sup>th</sup> percentile of all King County census tracts		
1C. For areas within the Urban Growth Boundary, that do not have a publicly owned and accessible park/open space within one-quarter mile of a residence, or for areas outside the Urban Growth Boundary, that do not have a publicly owned and accessible park/open space within two miles of a residence.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Describe (noting specifically what is the nearest open space & how far away it is): The Parcel is adjacent to the Green River Trail, located 0.05 miles south as the crow flies of the Duwamish Hill Preserve (City of Tukwila) as well as the Duwamish Park, which is located 0.27 miles west as the crow flies from the Parcel.		

## SUPPLEMENTAL FORM #2: NON-GOVERNMENTAL APPLICANTS, continued

### Instructions

If you answered "Yes" to all three criteria in Question 1, please skip Question 2 – go on to Questions 3 & 4.

If you answered "No" to one or more of the criteria in Question 1, please answer Questions 2-4.

### Question 2.

*If a project does not meet all three of the criteria in Question 1, the CFT Committee may determine that projects qualify as being located in an equity/opportunity area if the project proponent can demonstrate limited open space access as well as other demonstrated hardships. Please share relevant information below.*

2A. OPEN SPACE ACCESS. Do residents living in the area experience disproportionately limited access to public open spaces? (e.g. a freeway, major arterial, or river prevents access to nearby open spaces; the nearest open space is ½ mile away; etc)

Residents in this area fall in the 56<sup>th</sup> percentile of experiencing disproportionately limited access to public open spaces, indicating a moderate level of open space and parks per capita. The Parcel runs adjacent to the Green River, a limiting factor to allowing residents access to local parks. It is important to consider that this area falls in the 34<sup>th</sup> percentile for its residents to have access to available tree cover and vegetation, suggesting that only 17% of residents are provided the benefit of accessible tree cover when approaching the Parcel.

2B. INCOME/ECONOMIC INFORMATION. You already reported on income data in Question 1A. Is there additional income information for the immediate area that the committee should consider? (e.g. federal poverty level, rate of utilization of free and reduced price school meals)

A significant percentage of the population falls under the age of 5 years. This area in particular rests in the 85<sup>th</sup> percentile, implying that only 8 percent of its population is above the age of 5 years old. Should the City acquire grant funding, future plans for utilizing the Parcel for passive recreational activity and open space would provide valuable opportunities for local youth to engage in physical activity, community engagement, and potential stewardship endeavors.

Another consideration would be the level of cultural and ethnic diversity of the local population. 46 percent of the population happens to be people of color, while 79 percent of elementary students in this area utilize free and reduced priced school meals, and the quantity of limited-English-speaking households falls under the 86<sup>th</sup> percentile which indicates a higher level of limited-English-speaking households. This population is presented with an unfortunate economic disadvantage that would significantly benefit from the presence of a local open space to be used for passive recreational activity.

2C. HEALTH. You already reported on health data in Question 1B. Is there additional health information for the immediate area that the committee should consider?

The population currently has an average life expectancy of 79.4 years, which is indicative of a lower level of life expectancy. The potential health benefits presented by access to open spaces, could have an overall positive effect on facilitating an increase in life expectancy through the opportunities provided by passive recreational activities. Youth of this population receiving free and reduced lunch benefits should be considered for the potential lack of proper nutrition and access to healthy foods, as they represent 92 percent of the overall population of this area.

**SUPPLEMENTAL FORM #2: NON-GOVERNMENTAL APPLICANTS, continued**

2D. SOCIAL/DEMOGRAPHIC. Is there social or demographic information the Committee should consider? (e.g. % of population under 5; racial diversity; average life expectancy; diversity of languages spoken)

A significant percentage of the population falls under the age of 5 years old, at 92 percent. This area is strongly diverse, where 46 percent of the population identify as being of a race and/or ethnicity other than white alone. Not only is nearly half of the population racially diverse, but individuals of this are also ethnically diverse. This diversity is measured by the percentage of limited-English-speaking households. The population in this area falls under the 86<sup>th</sup> percentile, suggesting that a large number of the population speaks less than very well English.

2E. Please briefly note any other information the Committee should consider, beyond what you presented above.

Acquisition of this Parcel facilitated by funds supported through the Grant would provide this community with opportunities they may not otherwise be presented with or have access to outside of those delivered by the City of Tukwila. The benefits this community and its population would consume are likely to increase social inclusion, cultural and ethnic engagement opportunities, increased health and wellness, as well as overall increased support within the community.

Question 3.

*Please describe your community engagement and collaboration with community-based organizations and/or members of the community. Please provide at least two letters of support. If you have not engaged in such outreach, please describe your planned community outreach.*

The City of Tukwila intends on offering community volunteer opportunities, similar to existing plans in other open spaces within the Green Tukwila Partnership. The owner of the parcel has spoken with the community, whom show generous support for the potential acquisition and their willingness to participate through providing volunteer hours and even potentially offering financial support. Should the City gain financial support through this acceptance of this grant, groups such as the Duwamish River Cleanup Coalition, Cascade Bicycle Club, Husky Cycling, Cyclists of Greater Seattle, The Boeing Company and Muckleshoot Tribe have shown a desire to contribute to the maintenance and support of this open space.

Question 4.

*If the Committee determines that this project does not qualify as being in an equity/opportunity area, the Committee will need to know whether you still want to be awarded CFT funding for up to 50% of project costs, which would require a dollar-for-dollar match.*

4A. If you do not qualify for a match waiver, do you want to be considered for a CFT award that would require a dollar-for-dollar match? Mark Yes or No. If you mark no, your project will only be recommended for CFT funding if you qualify for a match waiver.

<b>Yes</b>	<b>No</b>
<input type="checkbox"/>	<input checked="" type="checkbox"/>

The seller of the property has the desire to sell to the City. In the instance where the City does not receive this CFT award, the property will otherwise be sold to developers. Having received a CFT match award in 2018, funds awarded in full by means of a 2019 CFT match waiver would be combined to cover the sum-total costs associated with the acquisition of this parcel.



**SUPPLEMENTAL FORM #2: NON-GOVERNMENTAL APPLICANTS, continued**

**Instructions**

If you answered “Yes” to question 4A, please complete questions 4B and 4C.

If you answered “No” to question 4A, skip questions 4B and 4C. You are done with this supplemental form..

4B. If you answered “Yes” above, identify the reduced CFT funding amount you would seek only in the event that you don’t qualify for a match waiver. Typically that would represent 50% of your total project cost.

\$ [suggested dollar amount]

4C. Describe what your strategy would be to raise the necessary matching fun.



July 10, 2018

Mike Perfetti  
City of Tukwila  
6300 Southcenter Boulevard Suite 100  
Tukwila, WA 98133

Re: Letter of Support for the S116th St at Duwamish River project

Dear Mike,

As a resident of the Allentown neighborhood and a neighbor to the Duwamish neighborhood I'm very excited to support this project in anyway needed. My wife and our dog all moved to Tukwila in 2006. We soon became active Land Stewards for the Duwamish Hill Preserve just across the Duwamish River from the proposed S. 116<sup>th</sup> St. site. Thus we have a ton of sweat equity invested in our local watershed and a burning desire to see as much of the Duwamish River and it shoreline preserved, restored, and enjoyed by the neighborhood as possible.

This one-acre parcel offers a rare opportunity to create a public passive park along the Duwamish River within the Duwamish neighborhood, where there are currently no parks. It is a relatively large urban residential parcel with several large trees, that if preserved, will continue to provide critically needed shade along the river. This project will help showcase local efforts to restore the river as it is directly accessible from the regional Green River Trail.

I support this unique opportunity to acquire this property and return it to public use.

Sincerely,



Sean Albert



To whom it may concern:

March 4, 2019

This is to support Tukwila's effort to acquire and develop the Davies riverfront site on my street, S. 116<sup>th</sup> St., Tukwila WA 98168.

I've lived on the Duwamish River for twenty years. I led the neighborhood effort to create the 10-acre Duwamish Hill Preserve, a civic and cultural landmark. The Preserve is across the river from me (and from the Davies site).

The reason I'm in support of the Davies proposal is because it gives non-riverfront residents (about a hundred houses) in our tiny Duwamish community direct and immediate access to the river. This is something they've never had before. Under the Davies proposal, they'll be able to directly see and enjoy and experience life on the river – eagles, salmon, ducks -- plus learn about the saltwater wedge, river health/safety, great blue herons, archaeology, and much more, all for the first time.

They'll be able to watch the tide, the wildlife, the beauty and wonder and rhythm of life on the river, directly from the shoreline.

As life heats up around us, bringing ever more stress, the river brings life back to simple rhythms, a simpler time.

Nearby airports, I-5, 599, and E Marginal Wy S create an ocean of never-ending noise and pollution in our Duwamish neighborhood. Directly across the street is a big sprawling business park. Heavy street traffic, with all the trucks, makes walking to nearby parks difficult and intrusive, especially for families.

Duwamish residents would welcome a park within footsteps of their front door, without leaving their neighborhood. They may choose to create a community garden/orchard especially designed for the 21<sup>st</sup> century (Gardens 21). Or undertake riverfront projects with local non-profits and neighbors.

The mature landscaping on this parcel provides clean air, wildlife habitat, shade, and a healthy river.

A park offers a place for neighbors to gather. With the way life is going now, knowing your neighbors may prove to be the wealth of the future.

I strongly support this valuable Davies addition to our neighborhood. We all look forward to improving the quality of life in our tiny isolated Duwamish community.

**Georgina Kerr**  
3836 S 116th St.  
Tukwila WA 98168  
206-444-9695

February 27, 2019

Re: S 116<sup>th</sup> St Duwamish River parcel

To whom it may concern,

I'm writing to express my support of the Tukwila acquisition and restoration development of the parcel at S. 116th St. in the Tukwila Duwamish neighborhood.

This parcel is adjacent to my property, separated only by the public King County Green River bike trail.

Not only would this development create a much needed green space and river outlook that could be easily accessed by the local Duwamish neighborhood residents and bike trail users, but more importantly will help contribute to the recovery of the native salmon species that were once abundant on this section of the Duwamish River.

The tall, mature fir trees on site provide cooling shade to the river (necessary to healthy salmon) in addition to being part of a complete eco-system for other fauna and insects. The benefits of these trees are substantial, plus they look pretty darn cool! I have seen many osprey, falcons, bald eagles and raccoons among others use these trees.

Because this parcel is right on the bike trail it can become a visible demonstration to the public of river restoration efforts and an educational opportunity. Some permanent signage explaining the inter-connected role of plants, animals and river would be most welcome.

I hope this property can be acquired soon and developed as a great example of river restoration and for public education and enjoyment.

Sincerely,

A handwritten signature in black ink, appearing to read "David Shumate", with a long, sweeping underline.

David Shumate  
11534 E Marginal Way S  
Tukwila, WA 98168

## Community Members' Letters of Support for S. 116<sup>th</sup> St. Property Acquisition

I think the pocket park  
In the Duwamish neighborhood sounds great. I'm for it!

*Melanie Wedel*

---

Robert Eaton,

The idea to build park on riverside Duwamish neighborhood is wonderful. I'm new resident there and I really appreciate this.

You have my support.

*Steve Moutafov*

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Robert,

I strongly believe that the addition of a small park along the trail, and also on the Duwamish, would be a dream come true. More folks need access to the river, for both peace of mind, and improved health for the public as well as the local neighborhood. Let's do this!

And this location has the added benefit of some considerable historical significance. The Interurban train bridge was built right there. What an amazing local history that we could learn more about.

Thanks for your consideration!

*Frank Reinhardt*

3822 So. 116th St.  
Tukwila, Wa. 98168

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Hi, this is Lettie Haggard and I live at 3528 S. 116th St. Next door to the proposed park. I will support a passive park. No picnic shelter or motor boat launch.

I have quite a problem with vagabonds and druggies already, at me end of the street. A quiet pocket park is a better option to me than more houses, like the little ghetto across the street from me.

I love our city parks, but I don't want people jockeying around with boat trailers etc...

Thank you, *Lettie*

---

Hello, I just read about the proposed pocket park. That would be nice! -- especially if it has a picnic table to relax at while taking a break from walking or riding on the trail. There is a small park across the bridge but it's more industrial feeling than this area and is separated (not so easily noticed) from the trail.

*Alan Raunig*  
12812 E. Marginal Way South  
Tukwila, WA 98168

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Hello Robert,

I am writing to give you 100% support for the proposed Riverfront Park at 3540 S. 116th Street. Doug Davies is one of the current owners.

In the interest of full disclosure, I live immediately next door, to the East (so I may be biased!). However, I think it would be a great benefit to our neighborhood, and the community as a whole. The only concern most of us would have is that the Park have set access hours - maybe even a gate that can be locked at night (like the Duwamish Riverbend Hill Preserve has).

Also, our neighborhood e-mail list was just made aware of this **today** - with a deadline to respond to you by tomorrow. If there is any possibility of allowing a few more days for responses, it would be great to give more neighbors an opportunity to respond.

Thanks very much for considering!!  
*Tom Root*

(206) 265-2378

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*(In response to community member Tom Root)*

Tom, good to get your response. Much appreciated.

For those who don't know, Tom lives on the north side of 116th, a few doors down from me. He shares a boundary line with the proposed pocket park. The other 3 boundary lines are the bicycle path, S. 116th St., and the river.

I agree with what Tom says. My sentiments exactly. I also like the potential for things like all Duwamish neighbors having river access, being able to create gardens/orchards to feed the neighborhood, bee & bird homes, and other creative neighborhood & nature-oriented endeavors.

Thanks Tom.

*Georgina*

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Hello Mr. Eaton,

I would like to express my support for the proposed Riverfront Park at S. 116 in Allentown next to the bike path. I live just few blocks away at 11664 S. 144<sup>th</sup> Ave and believe that any and all neighborhood parks and open space areas are valued assets to the community. Even small pocket parks, especially those that can provide water front access similar to the exceptionally well-done Duwamish Gardens Park, are much needed areas that allow for educational opportunities as well as both passive and active recreation. I hope to see this project move forward and would love to help any anyway that I can to see it come to light.

Thank you!

*Roby Snow, PLA* | LANDSCAPE ARCHITECT | PROJECT MANAGER  
theLAsudio AT BLUELINE | [THELASTUDIO.NET](http://THELASTUDIO.NET)  
DIRECT 425.250.7276, MAIN 206.204.0507 EXT 206

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Good morning Mr. Eaton,

I am writing to express my family's support for a proposed pocket park within the riverside Duwamish community. We are long standing residents of this neighborhood and welcome the proposal for a public space within the neighborhood. I believe that bringing a park to this property would be a welcome move and would equalize resident riverfront access. The Interurban trail that runs through our neighborhood is heavily utilized by not only our residents, but also nearby business workers on their lunch breaks. Having a park abutt this trail in our neighborhood would benefit our residents and business community members as well. Tukwila is known for being progressive with public space and park funding, and there are many beautiful spaces within the city limits as a result. However, by comparison to other neighborhoods there are none within our little riverfront borders.

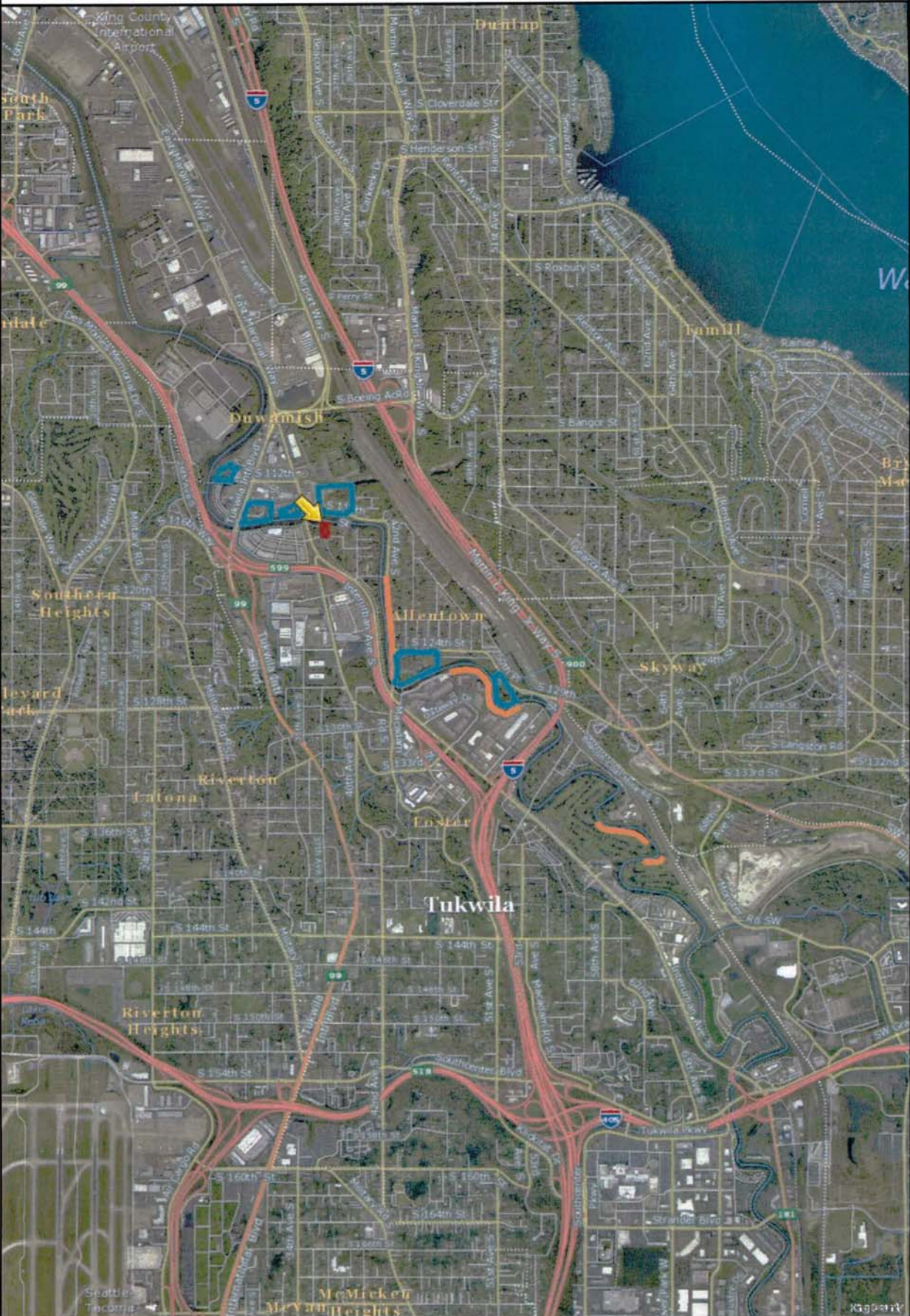
We hope the city considers this and takes the opportunity to enhance our neighborhood with this public greenspace. If the property is developed, we likely cannot ever turn the clock back to provide this greenspace. The time is now!

Thanks for your consideration.

*Lenora and Ben Ivaneċ*



# King County iMap



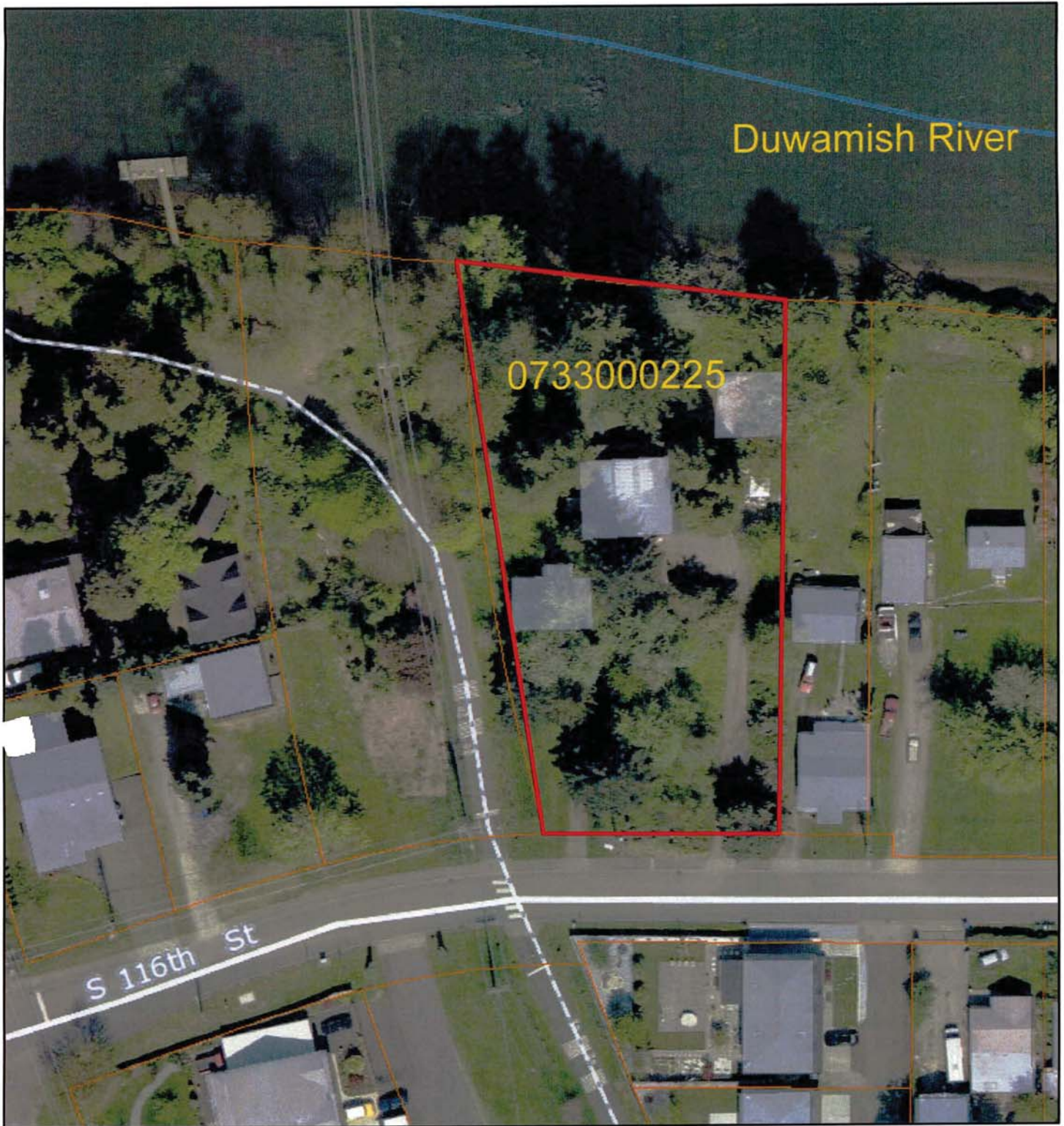
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Date: 3/6/2018

Tukwila CFT: Parcel #0733000225

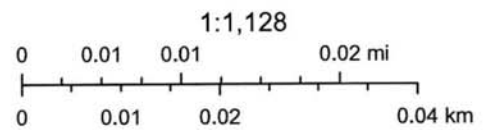
 **King County**  
**GIS CENTER**

# Tukwila iMap



3/4/2019 12:02:46 PM

- Override 1
- City Limits
- Buildings
- Parcels



Pictometry International Corp., Tukwila Technology Services, King County