



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. 146th Street

ISSUE

Seeking permission to apply for King County Conservation Futures Trust Tax Levy (CFT) grant funding to purchase property on South 146th Street.

BACKGROUND

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 146th Street within the middle of the low-income, renter-occupied Cascade View neighborhood. The application was due March 6, 2019.

The property under consideration for acquisition is located on South 146th Street in the Cascade View neighborhood. The City is looking to acquire this property through the assistance of the King County Conservation Futures Trust Tax Levy (CFT). Historically this grant program has required a fifty percent grant match; this year, thanks to King County Executive, Dow Constantine's Land Conservation Initiative (LCI), projects that normally don't meet the grant match requirement may seek a grant match waiver. There are two different methods a project can seek the waiver; both methods have specific criteria, that if a project can meet either method, it may qualify for the grant match waiver.

To utilize the first method, all three of the following criteria must be met:

- 1) "areas located in a census tract in which the median household income is the lowest one-third for median household income for census tracts in King County"
- 2) "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"
- 3) "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 residence".

Due to the physical proximity of Cascade View Park to the 146th Parcel, the third criteria are not met. However, the second method allows that if project does not qualify under the first method, it may for the second 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”.

Based on a data report provided by King County, City staff believe that this parcel meets the particular criteria of method two and have applied for the grant on that basis.

DISCUSSION

The purchase of this property meets several of the recommendations in the City Council adopted 2014 Parks, Recreation and open Spaces (PROS) Plan: walking and biking, social gathering, unstructured play, and communications and partnerships. Not only are many of the recommendations in the PROS Plan met through the acquisition of this project, but each goal within the PROS Plan would also be achieved through the purchase of this property – convenient and connected system, sense of community, opportunities for all, inviting and affordable, and healthy people and places.

The application deadline for the CFT grant program was March 6, 2019; historically this program has required a 50% match. The City is optimistic that this project will qualify to have the match requirement waived via the second method mentioned above and will receive full financial support through the CFT award. The current property owners, have been a great partner to work with so far and have expressed their desire to sell this property to the city, thereby preserving it as open space to help meet the recreational needs of the community. That being said, they have also communicated the need to sell and thereby set a deadline for closure on the sale by December 2019. Should the City not be awarded the grant funds prior to the deadline established by the owner, it is likely they will proceed with selling the property to a developer.

FINANCIAL IMPACT

The grant application budget is for full project funding, seeking a waiver from the normal 50% grant match requirement. Therefore, the grant request is for \$570,000. There is no impact on the general fund for this grant. If awarded, staff time and fees can also be reimbursed by the grant as well.

RECOMMENDATION

City staff are seeking to confirm council's support of the grant application for this project.

ATTACHMENTS

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

Project Name: 146th Street Mini Park	
Applicant Jurisdiction: City of Tukwila	
If applicable, Open Space System Name: Tukwila Parks <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: 0.46 <i>(Identify the acreage targeted under this year's funding request)</i>	CFT Funding Request: \$570,000 <i>(Dollar amount of CFT award requested)</i>
Total Project Acreage: 0.46 <i>(Estimate total acreage at project completion for multi-year projects)</i>	KC PL Funding Request: \$0 <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: 8	

CONTACT INFORMATION

Contact Name: <u>Robert Eaton</u>	Phone: 206.767.2332
Title: <u>Parks & Recreation Manager</u>	Email: <u>Robert.Eaton@tukwilaWA.gov</u>
Address: 12424 42 nd Ave S, Tukwila, WA 98168	Date: February 25, 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.

The City of Tukwila seeks to redress historic disparities in access to open space by creating a new park for passive recreation for the Cascade View neighborhood, the City’s most underserved neighborhood. Barbed wire fence currently restricts public access to a grassy, vacant 0.46-acre property with a grove of mature conifers in a dense urban area significantly lacking tree canopy coverage and safe accessible public open space.

The future 146th street park is located in the middle of a low income, renter-occupied neighborhood where 49% of residents are below the 200% of federal poverty level, and 85% of its school-age children are enrolled in the federal program for free or reduced price school meals. 60% of the community’s residents are people of color, many of them are linguistically isolated immigrant and refugees, who rank near the top of King County (89th percentile) for hospitalization rates for asthma, diabetes, and cardiovascular disease.

The property is surrounded by three large apartment buildings where tenants whose children have no place to safely play, are using parking lots and hallways, which has resulted in evictions. The City’s nearest existing park is too far away for children to safely access.

The City of Tukwila seeks to invest in this historically underserved community that lacks open space infrastructure. A safe and accessible patch of green space will increase the quality of life for Cascade View residents by creating a physical space for them to gather, destress, and interact socially, a place for their children to kick a ball without fear of eviction, and in so doing will begin to chip away at the severe health disparities these residents experience.

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 type="checkbox"/> F. Urban passive-use natural area/greenbelt |
| <input type="checkbox"/> B. Salmon habitat and aquatic resources | <input type="checkbox"/> G. Park/open space or natural corridor addition |
| <input type="checkbox"/> C. Scenic resources | <input checked="" type="checkbox"/> H. Passive recreation opportunity/unmet needs |
| <input type="checkbox"/> D. Community separator | <input checked="" 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 | |

H. Passive recreation opportunity/unmet need

The 146th Street Mini Park will provide new opportunities for passive recreation for the 3,696 underserved residents (1,130 households) living within a 10-minute walk. This grassy, tree-lined lot is ideal for passive recreation including informal soccer games and walking, which are activities requested by the community. This area of the Cascade View neighborhood lacks a nearby park. Although Cascade View Community Park is less than half a mile walking distance away, busy road conditions make for unsafe pedestrian travel. Having conducted a Personalized Walking Audit facilitated by the 10Minute Walk Planning Grant, four main paths of travel to access Cascade View Community Park from the 146th Street Mini Park were evaluated. First leaving the 146th Street Mini Park, pedestrian access to South 146th Street is presumably unsafe; both the east and west sides of the street lack sidewalks and are clustered with parked cars along the unpaved and narrow shoulders. While pedestrians may walk along the shoulder, parked cars blocking access force pedestrians to obstruct the path of moving traffic increasing the risk of engaging in a collision with a vehicle. South 146th Street happens to lack a speed sign, which may lead to confusion for drivers. Not only is this concerning, but the large volume of traffic moving through this street in both directions is hazardous to pedestrians.

Continuing along the Personalized Walking Audit, 34th Avenue South is equally unsafe. The roadway is narrow, traffic moves quickly, and cars are parked in the limited space of the shoulder which includes several driveways. Turning onto the busy South 144th Street, its 30-mph speed limit and lack of safe pedestrian crossings, make it difficult and unsafe for residents, and especially children, to access the park. With speed signs posted at 30 mph, this hilled street leaves pedestrians walking to the park at a disadvantage when considering the volume of traffic passing through this street with limited sight distance. Lastly, walking along Tukwila International Boulevard, it is important to acknowledge that it is considered major thru fare, with a large influx of vehicular travelers, including large trucks. Although there is a sidewalk along this street, the opportunity for pedestrians to be struck by a vehicle moving at high speeds is still a potential risk and the environment is very load and busy feeling due to the heavy vehicular traffic.

Upon reviewing crimes statistics provided by the Tukwila Police Department, in general, the area along S 146th Street between Military Road South and Tukwila International Boulevard and the 14600 block of 35th Avenue South experiences average to higher than average levels of criminal activity in one form or another. According to Tukwila Police Department, there are two problematic properties in this area that are specifically above average for criminal and/or disorder behavior in residential neighborhoods. In general, in less than two years, there have been 181 cases reported. Approximately 33 of those incidents, varying over 8 types of offenses, involved individuals being directly exposed to dangerous or adverse situations. Recorded incidents such as assault, domestic violence, and harassment are some of the concerning scenarios individuals face in this area.

Three apartment buildings, housing immigrant and refugee families with over 180 children, immediately surround the vacant parcel. Currently the perimeter of the 146th street property is fenced with barbed wire. As such it is inaccessible to these children. And, Cascade View Park is too far away and too unsafe for the children to walk to. Therefore, the children are forced to play in the parking lots and hallways of the apartment buildings.

The 2014 Parks, Recreation, and Open Space Plan identifies nearby and convenient parks as the most important community need. The GIS analysis identified that this area is one of five neighborhoods that lacks access to parks. Recent public input has confirmed this.

In 2018, the City was awarded a 10-Minute Walk Technical Assistance and Planning Grant from the National Parks and Recreation Association (NRPA) for efforts to pilot innovative community engagement methods to elicit feedback from residents unaccustomed to attending traditional public meetings. We know that our residents in the Cascade View neighborhood need a safe place to engage in passive recreation because they've communicated this to us at City Council Meetings. The 10-Minute Walk Grant is helping us create a community engagement plan to hear exactly what our community members need and want. Our response to this need is to create this park, in partnership with them

I. Equity/opportunity area projects that seek to redress historic disparities in access to open space

Weighing the lack of safe park access within a quarter-mile, low-income households, and rates of chronic diseases, King County identified Tukwila as a pilot city for the Open Space Equity implementation plan of the Land Conservation Initiative.

With over 80 different languages spoken and 37 percent of students enrolled in English Language Learners, the Tukwila School District is the most diverse in the United States. Within the City, residents of the Cascade View neighborhood, many of which are immigrant and refugees, disproportionately lack infrastructure that promotes a fair and just society and they disproportionately experience hardships as described below:

According to King County's CFT Equity Determination Report:

- 46 percent of households are at or below 200 percent of the Federal Poverty Line, making the median household income of the park's census tract within 12th percentile of all King County census tracts, and
- hospitalization rates for asthma, diabetes, and heart disease is within the 89th percentile of all King County census tracts.

In addition:

- 60 percent of residents are people of color,
- 85 percent of local students use free or reduced-price school lunches, and
- the average life expectancy is 79 years;
- Just 18 percent of the neighborhood has tree canopy coverage, which is much lower than the rest of King County;
- 36 percent – more than 1/3 of all households – are linguistically isolated (i.e. 36% are limited English speaking)

This new park seeks to address these historic inequalities and better serve our most underserved residents. The 10-Minute Walk Grant Community Engagement Plan we are currently making will help facilitate a year of innovative community engagement, where we partner with community groups like Global to Local and multi-lingual events like to ensure we engage difficult-to-reach residents.

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

B. Threat of loss of open space resource

The opportunity to address unmet needs for passive recreation in this equity area will be permanently lost if this application is not funded this round. This is the only vacant lot in the neighborhood able to meet the community's need.

Already we have seen the consequences of moving too slowly. Originally, we planned to also purchase an adjacent parcel along with this one, but the owner sold it to a developer before we could mobilize. Now, instead of a park, the parcel will be developed with 11 new townhomes, again, with no designated recreational space. If we cannot move quickly with this property, owned by the school district, we will face a similar problem and lose the opportunity to create a new park. While the school district is willing to work with us, they set a December 2019 deadline to close on the sale and will likely sell to a developer if we cannot meet their timeline.

C. Feasibility

This a fee simple acquisition of a single property owned by Impact Public Schools (IPS). IPS originally purchased the property in 2017 as they renovated an existing structure on the adjacent parcel into a charter school. At that time, they were not sure if they would need this extra vacant lot for their school, however, as their needs have been clarified, they've determined they need to sell the vacant lot. Interested in conservation, they are a willing seller and we are concurrently working with them on a purchase and sales agreement as we are applying for CFT funding.

Because this project arose from listening to the community's needs for more open space, there is widespread community support and no opposition.

D. Partnerships

The outreach that initiated this project was part of the 10-Minute Walk public-private partnership between the City, NRPA, The Trust for Public Land, King County, and the Urban Land Institute.

King County is assisting with the acquisition, and The Trust for Public Land is providing advice on the funding strategy.

The local community is very supportive of the project and interested in volunteer stewardship activities once the site is publicly available.

E. Adopted Park Plan

By establishing a new, close-to-home park, this project will help satisfy the first goal listed in the City's 2014 Parks, Recreation, and Open Space Plan of contributing to a convenient and connected park system. It will also be listed in the forthcoming 10-Minute Walk action plan developed in partnership with The Trust for Public Land as part of the NRPA 10-Minute Walk planning project.

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 ¹	Assessor’s “Appraised Land Value” ²	Assessor’s “Appraised Improvements Value”	Estimated Cost to Purchase Desired Property Interest	Property Interest Sought (fee, easement, or TBD)
2044000025	0.46	RC	\$400,900	0	\$500,000	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):

N/A

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

C. Are any parcels are enrolled in the Current Use Taxation program (a voluntary conservation program)?³
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?

The intended future use is a publicly available, passive use recreation park.

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’s Parks and Recreation Department will steward and maintain the property, along with volunteers from the neighborhood on occasion.

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

We anticipate the initial greatest challenge will be dealing with litter at this site based on the amount seen in the surrounding areas. That being said, we are committed to making and keeping this park safe, clean, and well managed.

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

There are no structures onsite.

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.)

¹ Please explain what the zoning designation means if you don’t think it would be evident to the committee.

² Parcels enrolled in Current Use Taxation for “Forestry” may not have a valid “appraised land value” or acreage.

³ Visit www.kingcounty.gov/incentives, and use the “Interactive Map” to check enrollment for your target parcel(s).

The City will develop the site in accordance with CFT guidelines – that is, we will adhere to the 15% impervious surface limit. If approved by County Council we would consider building a playground within this 15% limit; we plan on landscaping the site to fit community wants and desires, and we understand that walking paths are not subject to the 15% limit.

SECTION 6. PROJECT BUDGET

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

FUNDING REQUEST

	REQUESTED AMOUNT
CFT Funding Request	\$570,000
KC Parks Levy (PL) Request <i>(for county projects only)</i>	\$
Total Funding Request	\$570,000

TOTAL CFT PROJECT COSTS

PROJECT COSTS	ESTIMATED DOLLAR AMOUNT OR RANGE
Total property interest value	\$500,000
Title and appraisal work	\$20,000
Closing, fees, taxes	\$25,000
Relocation costs	N/A
Hazardous waste reports	\$0
Directly related staff, administration and legal costs	\$25,000
<i>Only if applicable: Value of land used as match⁴</i>	
Total Estimated Project Costs	\$570,000

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.

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

⁴ 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

We are requesting a match waiver.

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 28th 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: 46 percent of households are at or below 200 percent of the Federal Poverty Line, making the median household income of the park's census tract within 12th 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 89th 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): Cascade View Community Park is within one-quarter of a mile as the crow flies and right at one-quarter of a mile walking distance, but poor quality, unsafe pedestrian walkways prevent safe and easy access to this park.		

SUPPLEMENTAL FORM #2: NON-GOVERNMENTAL APPLICANTS, continued

Instructions

If you answered "Yes" to all three criteria in Question 1, please skip Questions 2 and 3.

If you answered "No" to one or more of the criteria in Question 1, please answer Questions 2 and 3.

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.)

As determined by the Personalized Walking Audit supported by the 10Minute Walk Planning Grant, the lack of available sidewalks, crosswalks, poorly lit walkways, high traffic density, and lack of appropriate street markings and signage qualify this pathway unsafe for pedestrians. Although not a safety concern, the street and its shoulders are lined with trash, as there are no trash receptacles along the footpath. In addition, the neighborhood lacks tree canopy coverage - just 18 percent of the census block group has tree canopy coverage, which is well below the County average. The 146th street parcel proposed for acquisition has existing mature trees.

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)

Eighty-five percent of neighborhood students use free and reduced price school lunches, which is in the 100th percentile rate within King County.

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 average life expectancy in the health reporting area is 79.4 years, which is in the 17th percentile within King County.

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)

Tukwila is one of King County's most culturally diverse cities. Reflecting this diversity, 36 percent of households are limited English speakers and 60 percent of census tract residents are people of color.

A park in this location is especially important given the neighborhood's high concentration of young children. Eight percent of residents in the census tract are children under age five, which is in the 86th percentile within King County.

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

We heard about the need for a nearby park while establishing new relationships with our most disenfranchised residents in partnership with local community groups. For many recent immigrants, this was one of their first experiences with their local government. We feel that it is especially important to quickly follow through on

SUPPLEMENTAL FORM #2: NON-GOVERNMENTAL APPLICANTS, continued

our promise for a new park not just to meet the need for residents who are being threatened with eviction because their children have no place to play except in parking lots and hallways, but also to continue to foster trust and build our relationships.

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 10-Minute Walk Grant Community Engagement Plan we are currently making will help facilitate a year of innovative community engagement, where we partner with community groups like Global to Local and multi-lingual events like to ensure we engage difficult-to-reach residents who would not attend traditional public meetings.

As a result, we are excited to form a group of dedicated residents living in the three surrounding apartment buildings that strongly support the project. We plan to continue to build these relationships through community engagement on the park design and stewardship.

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.

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

While the school district is willing to work with us, they set a December 2019 deadline to close on the sale, and will likely sell to a developer if we cannot meet their timeline.

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 funds.

Feb. 2, 2019

To whom it may concern,

Please accept my letter of support for the City of Tukwila's effort to acquire and develop the 146th Street Mini Park.

My name is Katrina Dohn and I am a teacher in the Tukwila School District. The need for this park was first brought to me by a 10-year-old student who expressed concern and frustration about she and her friends not having a safe place in which to enjoy healthy, outdoor play. I was shocked at the lack of any play option and began talking with the City of Tukwila about possible avenues for remedying this need. It is because of this student, and my desire that all of the many students who live in this area have a place for healthy play, that I am writing this letter of support today.

After listening to residents' growing concerns about the lack of a nearby park, the City of Tukwila is creating a new park on a vacant lot along 146th Street South at 35th Street South. Cut off from the closest park by high-traffic roads and surrounded by four large apartment complexes, this underserved neighborhood sorely needs a community gathering space of its own. Almost 3,700 people live within a 10-minute walk of the park, where 48% of households are low-income. With your help, the new 146th Street Mini Park will provide the community with a close-to-home park where everyone can play outside and enjoy the great outdoors.

I am pleased to support the new 146th Street Mini Park. If I can be of assistance, please contact me 206.355.9820 or katrinadohn@gmail.com. Thank you in advance for your consideration.

Sincerely,

Katrina Dohn

Cascade View Elementary School

Tukwila School District

Verna Seal
4624 S. 146th Street
Tukwila, WA 98168

February 3, 2019

To Who It May Concern:

I am writing this letter because I whole-heartedly support the City of Tukwila's effort to acquire and develop the 146th Street Mini Park.

I am a resident of Tukwila and live down the street from the proposed park. I know that many of the children that live in the area would truly benefit from a park in this location.

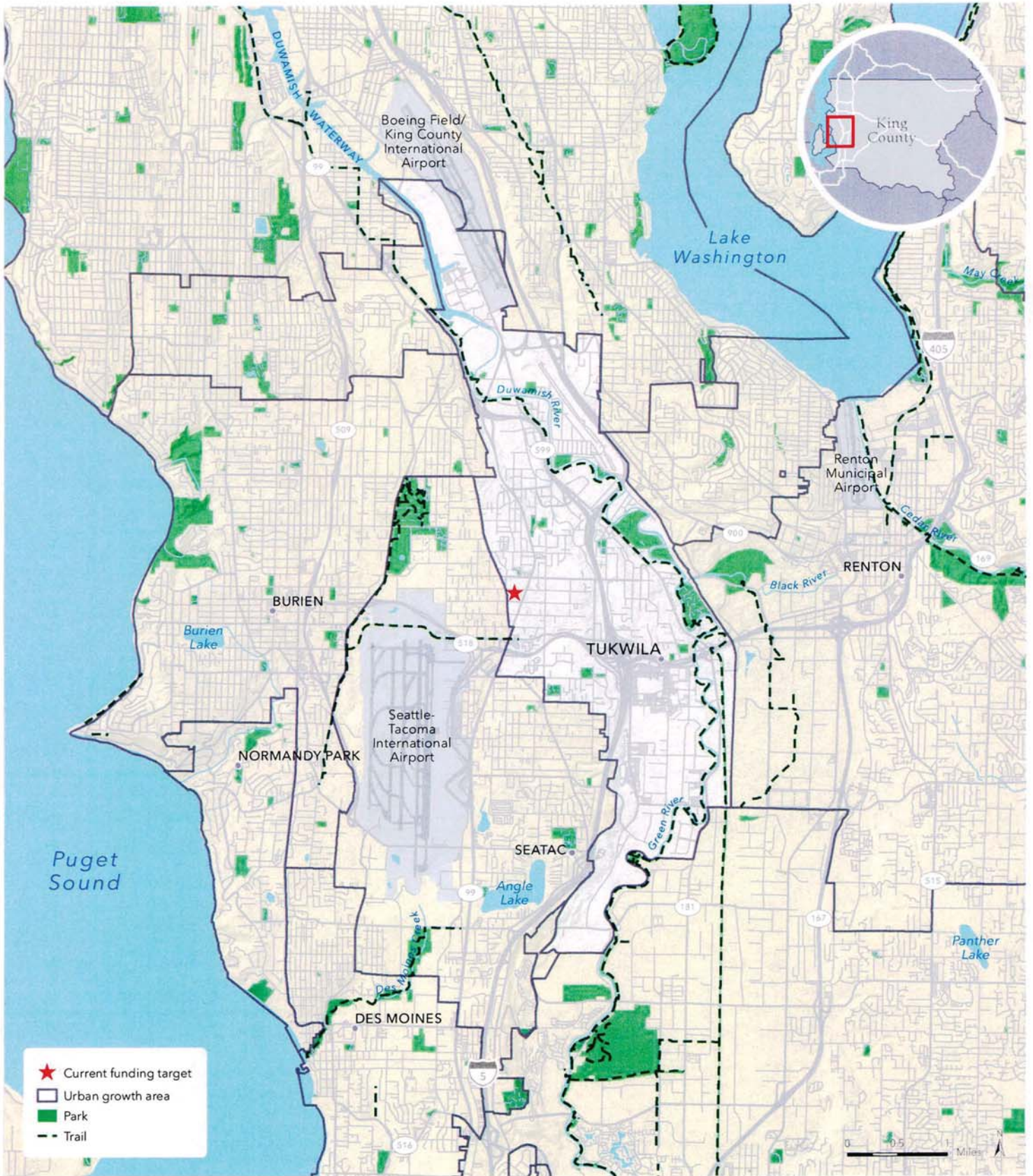
After speaking to families, teachers, and listening to concerns from the families and children that live in that area, I was happy to hear that the City of Tukwila is creating a new park on a vacant lot along 146th Street South at 35th Street South. There is no park for these families and children since this part of the neighborhood is isolated and cut off by very busy roads that are dangerous for children and families to try to navigate. Almost 3,700 people live within a 10-minute walk of the park, where 48% of households are low-income. With your help, the new 146th Street Mini Park will provide the community with a close-to-home park where everyone can play outside and enjoy the great outdoors.

I support the new 146th Street Mini Park. If you need additional information please let me know.

Sincerely,



Verna Seal



146th Street Mini Park

TUKWILA, KING COUNTY, WASHINGTON

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146th Street Mini Park

TUKWILA, KING COUNTY, WASHINGTON

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