



INFORMATIONAL MEMORANDUM

TO: Community Development & Neighborhoods Committee
FROM: Rick Still, Parks & Recreation Director
CC: Mayor Ekberg
DATE: April 27, 2021
SUBJECT: CFT Grant Application for Property Acquisition on S. 115th Street

ISSUE

Seeking permission to apply for King County Conservation Futures Trust Tax Levy (CFT) grant funding to purchase property on South 115th Street to expand the Duwamish Hill Preserve.

BACKGROUND

The purpose of this memorandum is to seek permission to apply for King County Conservation Futures Trust Tax Levy (CFT) funding for the acquisition of property on South 115th Street to expand Duwamish Hill Preserve (DHP). The addition of this property prepares the City for Phase 3 implementation of the City Council approved DHP site master plan. The application was due March 2021. The City provided a support letter as part of Forterra's application for this purchase, however, the CFT review committee believed that if the City was co-applicant it would make the application stronger for a positive recommendation for funding.

The property under consideration for acquisition is located on S. 115th Street adjacent to Duwamish Hill Preserve. The accompanying grant documents show the property is 0.35 acre.

DISCUSSION

The purchase of this property meets the recommendations in the City Council adopted 2007 DHP ("Duwamish Riverbend Hill") Master Plan. This acquisition would initiate the first steps to complete the Phase 3 development (road realignment).

The CFT grant program is a 50% match grant. As part of the application, a waiver of the 50% match has been requested. Forterra will continue to partner with us to seek King County Levy funds if the waiver is not secured. Staff would like to partner with Forterra on this application and if necessary, the King County Levy grant application. Together we would continue to look for additional funding opportunities to secure the match difference if the other opportunities are not successful.

FINANCIAL IMPACT

The match for the grant would be approximately \$182,500. It is anticipated that other funding sources would be obtained to minimize direct costs to the City or the grant funds could be returned.

RECOMMENDATION

The Council Committee is being asked to consider permitting staff to apply for CFT grant funding to purchase property on S. 115th Street to expand the Duwamish Hill Preserve.

ATTACHMENTS

- A. CFT Grant Application

Project Name: Duwamish Hill Preserve Addition #2	
Project Location: Tukwila <i>(fill in City Name or "Unincorporated King County")</i>	
Applicant's Agency or Organization Name: Forterra NW	
Proposed Project Acreage: .36 acres <i>(Identify the acreage targeted under this year's funding request)</i>	CFT Funding Request: \$365,000 <i>(Dollar amount of CFT award requested)</i>
Total Project Acreage: 10.87 <i>(Estimate total acreage at project completion for multi-year projects)</i>	KC PL Funding Request: <i>(King County projects only: dollar amount of KC Parks Levy requested)</i>
Seeking a match waiver? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <i>(If yes, applicant must submit "Supplemental Form #1.)</i>	Total Funding Request: \$365,000 <i>(Sum of CFT + KCPL requests above)</i>
Type of Acquisition(s): <input checked="" type="checkbox"/> Fee Title <input type="checkbox"/> Easement <input type="checkbox"/> Fee or easement TBD <input type="checkbox"/> Other:	
King County Council District in which project is located ¹ : District 8	
WRIA/watershed in which project is located ² : WRIA 9 – Duwamish-Green	

APPLICANT CONTACT INFORMATION

Contact Name: Ryan Walker, Forterra	Phone: 206-204-8067
Title: Director, Conservation Transactions	Email: rwalker@forterra.org
Address: PO Box 4189, Seattle, WA 98194	Date: 3/2/2021

SECTION 1. PROJECT SUMMARY

Please summarize your project in the space below.

Duwamish Hill Preserve (the "Preserve") is a 10.5-acre park owned by the City of Tukwila, managed by its Parks and Recreation Department. This project would expand the Preserve by adding .36 acres to the southeastern portion of the property at the intersection of S 115th St. and 40th Ave. S. The targeted acquisition includes two parcels held by one owner (the "Targeted Parcels"). The Targeted Parcels are currently vacant with significant invasive vegetation cover and were former construction storage lots. The acquisition would serve to: 1) protect from potential development near the Preserve gateway; 2) buffer the Preserve from adjacent residential uses; and 3) allow for pursuit of Phase III of the Preserve Master Plan, likely including expansion of the gateway area, re-alignment of S 115th St., and restoration and native vegetation re-establishment representative of historic site conditions.

The owner put the Targeted Parcels on the market in 2016, without success. The owner remains interested in selling and is represented by a real estate agent. Should the acquisition be successful, the City of Tukwila ultimately intends to take ownership of this new acquisition and manage it as part of the Preserve.

Duwamish Hill Preserve opened to the public in September 2010. It is a heritage site of significance in Puget Sound Salish cultural traditions and it is managed as an open space preserve devoted to the interpretation of the site's Native American heritage and other aspects of Duwamish River Valley natural and cultural history. Restoration efforts to remove non-native plants and build interpretive trails continue to attract tremendous public and private support for the Preserve. Partners have included Bank of America, REI, Starbucks, Boeing,

¹ King County Council District information here: https://www.kingcounty.gov/council/councilmembers/find_district.aspx

² Find WRIA ("watershed resource inventory area") here: <https://www5.kingcounty.gov/kcgisreports/wrialookup.aspx>

University of Phoenix, Green River Community College, Friends of the Hill, local Girl Scouts, and Tukwila School District students.

SECTION 2. OPEN SPACE RESOURCES

- Before answering Sections 2 & 3, please review “Application Evaluation Criteria.”
 - Please mark an “X” in the checkbox for each criterion that applies to your project.
 - For each criterion you marked, briefly describe in the space below how the project would meet that criterion. If relevant, consider the landscape setting and/or planned restoration actions.
- | | |
|---|--|
| <input checked="" 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 in area with unmet needs |
| <input checked="" type="checkbox"/> D. Community separator | <input checked="" type="checkbox"/> I. Project that seeks to redress historic disparities in access to open space in opportunity areas |
| <input checked="" type="checkbox"/> E. Historic/cultural resources | |

A. Wildlife habitat or rare plant reserve: Duwamish Hill Preserve includes rare rocky bald habitat that supports a remnant assemblage of plants, including many culturally significant species. This project is an opportunity to reestablish site conditions on the southeastern side of the bald that that support native riparian moisture-tolerant species. The Preserve supports Alaska rein orchid which is a rare species in urban settings. This orchid has naturally increased in abundance as portions of the Preserve are restored. In addition, osprey, bald eagle, blue heron and river otter are present in this section of the Duwamish River.

B. Salmon habitat and aquatic resources: Located at Duwamish RM 7, the Targeted Parcels are adjacent to shoreline portion of the Preserve previously identified for priority projects for WRIA 9 (Project Duw-6 and Duw-7). Acquisition of the Targeted Parcels provides the opportunity to pursue Phase III of the 2007 Preserve Master Plan, particularly a realigned road. It is necessary to realign South 115th St. in order to restore the riverfront and ultimately provide river access, possibly with beach development. Riverfront restoration opportunities include removing rip-rap and invasive plants, and reshaping and revegetating the Preserve’s ~700 feet of shoreline to provide refugia for both juvenile and adult salmon.

C. Scenic resources: The Preserve offers views up river of Mt. Rainier and downriver of Elliott Bay and downtown Seattle. The Preserve provides an opportunity to experience natural and cultural resources within an urban setting. Acquisition of the Targeted Parcels would protect them from potential development that may intrude on the gateway to the Preserve and views towards the riverfront. In addition, acquisition would allow for cleanup of the Targeted Parcels and add area for public enjoyment.

D. Community separator: Acquisition and restoration of the Targeted Parcels ensures a critical visual buffer between the Preserve and surrounding residential uses. The Preserve is at the northern entrance to the Poverty Hill and Allentown residential neighborhoods and serves as a separator from the industrial businesses.

E. Historic/cultural resources: The establishment of Duwamish Hill Preserve created one of the Puget Sound region’s few public open space properties to honor and interpret Native heritage. The Preserve is a site of significance in Native American cultural traditions for its association with Southern Puget Sound Salish oral tradition and mythology. The Preserve’s 160-foot hill is in the center of the landscape associated with stories known as the “Epic of the Winds.” Through consultation with the Muckleshoot and Duwamish tribes, this hill has also been identified as a strategic lookout and vision quest site. The Targeted Parcels are part of Phase III of the Preserve’s Master Plan and its acquisition would allow for enhanced interpretive markers. While the property is not yet listed in the National Register of Historic Places, it is potentially eligible for listing as a contributing resource to the Duwamish River Valley Traditional Cultural Property district. This site is also associated with the 40 million year-old outcropping of bedrock known as the “Tukwila Formation”.

F. Urban passive-use natural area/greenbelt: Duwamish Hill Preserve is identified as a Special Use Park within Tukwila’s 2020 Parks, Recreation, and Open Space Plan. The Preserve was identified as the fourth most visited park, according to the Plan survey, with respondents identifying uses such as gathering with family and friends, exercising, walking with dogs, getting out in nature, and enjoying the outdoors. This project expands the

10.51-acre Preserve by .36 acres. The parcels are a targeted addition of the Preserve Master Plan and would provide the ability to complete Phase III, which would enhance access and use of the Preserve and the Duwamish River shoreline.

G. Park/open space or natural corridor addition: Duwamish Hill Preserve opened to the public in September 2010. Acquisition of the Targeted Parcels is critical for enhancing the visual and natural visitor experience to the Preserve. This project removes the threat development immediately adjacent to the park gateway along South 115th St. and provides the ability to enhance the Preserve gateway and riverfront access through Phase III of the Preserve Master Plan.

H. Passive recreation opportunity/unmet needs: Neighbors have long visited the Preserve to enjoy views of Mount Rainier and the Seattle skyline and experience nature close to home. The Preserve increasingly serves as Tukwila's outdoor classroom for cultural and environmental education and is incorporated into the curriculums for local schools. The Preserve provides important opportunities for residents to enjoy open space and explore natural and cultural heritage through traditional stories, place names, and environmental awareness. Acquisition of the Targeted Parcels will add to opportunities on the Preserve.

I. Project that seeks to redress historic disparities in access to open space in opportunity areas.

The Preserve is devoted to the interpretation of the site's Native American heritage and other aspects of Duwamish River Valley natural and cultural history. Site's highlighting the indigenous culture have historically been less prominent in park and open space systems. Acquisition of the Targeted Parcels help expand upon natural and cultural resources protection of the Preserve. Furthermore, the Preserve directly serves the ethnically diverse, working class community of Tukwila, where 17% of the residents in this census tract are at or below 200% of the Federal Poverty Level and 60% of the students at nearby Tukwila Elementary qualify for free or reduced-price meals. Both measures are high compared to most of King County. Life expectancy is low compared to most of King County. Finally, while the Targeted Parcels are adjacent to existing open space in the Preserve and near other parkland, the neighborhood is on the lower end of tree canopy percentage compared to most of King County. Acquisition of the Targeted Parcels further enhance existing open space and protect the property from development that would potentially further increase impervious cover.

SECTION 3. ADDITIONAL FACTORS

- Please mark an “X” in the checkbox for each criterion that applies to your project.
- For each criterion you marked, briefly describe in the space below how the project would meet that criterion. If relevant, consider the landscape setting and/or planned restoration actions.
 - A. Educational/interpretive opportunity
 - B. Impact to 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: Tukwila School District educators began using the Preserve as an outdoor classroom soon after the Preserve was acquired. Since 2008, the Preserve has been incorporated into school curriculum from elementary to high school levels. In many years the Preserve has been integrated into school district day-of-service opportunities.

Implementation of the Preserve’s Master Plan includes the development of interpretive content for the site. Signage, kiosks, and other interpretative media were completed on Phase I, the outcrop and entranceway, in 2011. An adjacent 1.9 acres was subsequently acquired and a cultural garden was installed, along with emergent wetland restoration, and woodland planting in 2016. This constitutes Phase II of the Preserve Master Plan and also contained extensive signage and interpretative content. Acquisition of the Targeted Parcels would allow for pursuit of Phase III and additional interpretive content and restoration opportunities.

Interpretive content is based on input from Duwamish and Muckleshoot tribal members, educators, and community members, as well as published and archival documentation. Interpretation highlights Native stories and place names, as well as the contact era, early non-native land claims, river history, geology and habitat. The Preserve provides an opportunity for visitors to understand the world inhabited by Southern Puget Sound Salish people prior to contact with non-Indians, as well as the cultural values of the contemporary Muckleshoot and Duwamish people, represented by epic storytelling and traditional geographic and environmental knowledge. The Preserve also offers an opportunity to talk about the importance of preserving Native American cultural sites in Washington, both in rural areas and in our rapidly changing urban landscapes.

B. Impact to open space resources: The owner of the Targeted Parcels has held the property for many years as an investment before ultimately putting up for sale. Forterra is currently negotiating an agreement with the owner. Further development of the property would significantly impact the visual experience for visitors to the Preserve. It would also reduce opportunities to reestablish natural conditions on the Targeted Parcels, enhance the Preserve gateway through realignment of the road, and reduce potential to enhance the shoreline habitat along the Duwamish River.

C. Feasibility: ownership complexity/willing seller(s)/community support: Both parcels proposed for acquisition are owned by one entity who is currently willing to enter into an agreement with Forterra to sell the fee-simple interest in the properties for fair market value as determined by an MAI appraisal. There is significant community, business and public support for acquisition of these properties for addition to Duwamish Hill Preserve. In addition, the City of Tukwila has provided extensive resources through land management and well as financial contributions (\$250,000 towards the prior addition), to maintain the Preserve as an important part of the Tukwila park system and cultural site for the South Puget Sound Salish people.

D. Describe any public or private partnerships that will enhance this project: Over the years, numerous individuals and organizations have joined the effort to restore the Preserve and hundreds of community volunteers have worked to remove trash and invasive species, and to plant and monitor native plants. Acquisition of the Targeted Parcels would provide yet another opportunity to remove trash and invasive species, and restore the site through installation of a bioretention swale and other green stormwater infrastructure.

Since 2006, the Preserve has been a site in the Duwamish Alive! partnership that includes the City of Seattle, King County, the Port of Seattle, Forterra, Duwamish Clean-up Coalition, People for Puget Sound, Green Seattle Partnership, EarthCorps, and the Nature Consortium; entities that work together to raise awareness and appreciation for the Duwamish River and improve its habitat for wildlife, fish and people. Local businesses and educational institutions have committed to the Preserve's restoration by providing volunteers and grant resources, including: Southcenter REI, Interurban Starbucks, Boeing Corp employees, a local Bank of America branch, Alaskan Copper, Tukwila Historical Society the University of Phoenix-Tukwila campus, Green River Community College, Tukwila Community School Collaboration, the Tukwila School District, Inner City Outings, local Girl Scout troops, Friends of the Hill, Forterra members and Tukwila community members. This level of involvement from so many different sources has greatly increased the citizen ownership of the site. The community is proud to steward the Preserve.

E. Is the property identified in an adopted park, open space, comprehensive, or community plan? Yes.

Duwamish Hill Preserve is identified as a Special Use Park within Tukwila's 2020 Parks, Recreation, and Open Space Plan.

SECTION 4. PARCEL DETAILS

- A. Please provide information about the parcels that are current funding targets, as shown in red on your maps.
- *No need to list information on the future potential funding targets that are shown in yellow on your maps.*
 - *You can find this information on the “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 ³	Assessor’s “Appraised Land Value” ⁴	Assessor’s “Appraised Improvements Value”	Estimated Cost to Purchase Desired Property Interest	Property Interest Sought (fee, easement, or TBD)
1023049072	.23	O	\$170,000	0	\$200,000	Fee
3351400005	.13	O	\$100,000	0	\$125,000	Fee

- B. **How did you estimate the cost to purchase parcels?** (e.g., appraisal, estimate from assessor’s values, etc.).
The Targeted Parcels were previously listed for sale at \$325,000 and we estimate that the property will appraise at this value or below, based on an extensive desktop appraisal exercise completed by Forterra using local comparables.
- C. **Describe project readiness, urgency, and potential to phase funding over multiple years.**
Forterra is working to acquire the Targeted Parcels, which have not been used regularly for ten years or more. The property is overgrown. Forterra is currently in contact with the seller and, after forging a relationship, believes that we can come to a deal on purchase.

While Forterra is the applicant, it is intended that the Targeted Parcels will be transferred to the City of Tukwila post-closing to be integrated into management of the Preserve. It is anticipated that Forterra, the City, and other partners will work in concert to acquire funding for cleanup of the property in the future and to pursue Phase III of the Preserve Master Plan.

- D. **Are any parcels enrolled in the Current Use Taxation program, a voluntary conservation program?**⁵
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 use of the property is as a portion of the Duwamish Hill Preserve. In line with the Preserve Master Plan, the Targeted Parcels will ultimately be a location for public use passive recreation, including walking and connecting with nature. Invasive plant removal and site cleanup will precede public use. Habitat restoration on the Targeted Parcels, as well as on adjacent land currently in the Preserve, will likely occur, including native planting and green stormwater infrastructure installation.
- 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?**
While Forterra is the applicant, it is intended that the Targeted Parcels will be transferred to the City of Tukwila post-closing to be integrated into management of the Preserve. Forterra would expand its stewardship easement to encompass these properties. Forterra oversees restoration and development efforts for the Preserve, in collaboration with the City of Tukwila. Forterra continues to focus on raising funds to support education programs, from sources such as King Conservation District, and conducts regular work parties to continue restoration efforts and maintenance.

³ Please explain the zoning designation if it is hard to understand (usually most important for urban zoning designations)

⁴ Parcels enrolled in Current Use Taxation for “Forestry” may not have a valid “appraised land value” or acreage.

⁵ Visit www.kingcounty.gov/incentives, and use the “Interactive Map” to check enrollment for your target parcel(s).

The property lends itself well to volunteer stewardship opportunities. Volunteer efforts began soon after initial Preserve acquisition and have continued since. Volunteers have provided a significant portion of the labor associated with removing invasive plants, replanting the Preserve with native species, site planning and development. Community support for the Preserve is strong, as noted above, and reflected in Friends of the Hill work parties that generate more than 1,500 volunteer hours a year.

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

The most significant challenges will be those faced on any public site and currently on the Preserve. Namely, trash removal and deterrence of prohibited uses. Given the extensive partnerships in managing the current Preserve it is not anticipated that acquisition of the Targeted Parcels will change current management protocol at the park. Given the overgrown nature of the Targeted Parcels, it is likely that extensive removal of trash and invasive plants will be the initial management activity before any further restoration and/or public access can occur.

D. Are there any structures on the target parcel(s)? Explain the plans for the structures (typically demolition is needed to comply with CFT requirements).

There are no structures.

E. Do you intend to hold out any part of the site for non-CFT-eligible activities, such as 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

FUNDING REQUEST

	REQUESTED AMOUNT
CFT Funding Request	\$365,000
KC Parks Levy (PL) Request <i>(county projects only)</i>	\$
TOTAL FUNDING REQUEST	\$365,000

TOTAL ESTIMATED PROJECT COSTS

Use this table to estimate the total cost to purchase the parcels that are the current funding targets

ESTIMATED PROJECT COSTS	ESTIMATED DOLLAR AMOUNT OR RANGE
Total property interest value	\$325,000
Title and appraisal work	\$9,000
Closing, fees, taxes	\$12,000
Relocation costs	\$0
Hazardous waste/environmental reports	\$4,000
Directly related staff, administration and legal costs	\$15,000
TOTAL ESTIMATED PROJECT COSTS	\$365,000

MATCH

What type of match will you be providing?

- Cash match
 Land match⁶
 Match waiver requested (must submit Supplemental Form #1)

If you are providing cash match, please complete this table.

Cash Match – Secured (list sources)	Date Funding Secured	Dollar Amount
Cash Match – Still Sought (list sources)	Date Funding Anticipated	Dollar Amount
King County Parks Levy (if unsuccessful CFT match waiver)	Q1, 2022	\$182,500

If you are providing land match, please complete this table (add rows if necessary).

Land Match Parcel #	Value	Already acquired?	Details (funding source, timing, etc.)
		<input type="checkbox"/> Yes <input type="checkbox"/> No	

OTHER FUNDING

Do you have any funding that will contribute to the purchase, which you have not already listed above?
Not at this time.

⁶ Land match is described on Page ii of “Instructions and Conditions.” Typically this is donated land, or the cash value of recent open space purchases. Land match should be directly linked to the property under application and meet CFT conditions.

SECTION 7. BOND FUNDING POTENTIAL

- *These factors may make projects more competitive for bond funds (some projects may be a better fit for annual funds).*
 - *Please mark the checkboxes for the criteria that apply to the current target parcels.*
 - *For each criterion you marked, briefly describe in the space below how the project would meet that criterion.*
 - A. Acquisition can occur in late 2021 or early 2022
 - B. Transaction is highly likely to be successful
 - C. Match is secured, or will be secured by late 2021 or early 2022
 - D. Property purchased in fee will not be leased or surplus/sold for private benefit
- A.** Acquisition is anticipated no later than late 2021.
- B.** Forterra anticipates a successful transaction and would estimate a better than 50% chance of success.
- C.** Forterra is applying for a match waiver. If not successful, Forterra will apply for King County Parks Levy funding in late 2021.
- D.** The Targeted Parcels will be purchased by Forterra and transferred to the City of Tukwila at closing or shortly thereafter. The property will not be leased or surplus for private benefit.

(Delete these pages if not submitting Supplemental Form #1 with application)

SUPPLEMENTAL FORM #1: MATCH WAIVER/ OPPORTUNITY AREA DETERMINATION

ONLY complete Supplemental Form #1 if you request a match waiver, requiring a determination of whether your project is in an opportunity area.

Please take four actions:

1. Review the guidance online at www.kingcounty.gov/CFTmatchwaiver.
2. Request a Data Report for your parcel with information that may help you complete this Supplemental Form; contact CFT Coordinator (email Ingrid.Lundin@kingcounty.gov).
3. Begin or continue community engagement around this project. Please focus on engagement with the local neighborhood or population that will be served by the project (outreaching to individuals and/or community-based organizations).
4. Attach two letters of support for the project, ideally from community-based organizations.

When you meet with the Committee, please be prepared to talk about how your local government is working on equitable community development and preventing displacement of residents in the neighborhood where you propose to add greenspace.

1. On the data report, did you automatically qualify as an opportunity area under Method 1, meeting all three criteria? Yes No
2. Please discuss why you believe your project location qualifies as an “opportunity area” and should be granted a match waiver.
 - *All applicants complete this question, even if you marked “yes” in Question 1 above.*
 - *Use information in the Data Report or other relevant information.*
 - *Discuss how people in this neighborhood experience limited open space access and demonstrated hardships (e.g. income, health, social/demographic, environmental factors, etc).*

The King County data report qualifies this project in both the Income and Hospitalization Rates criteria, but does not qualify it for Access to Open Space because it is adjacent to existing open space – the current Duwamish Hill Preserve. It is worth noting that Duwamish Hill Preserve serves as the hub of open space along this section of the Duwamish River. Along with the nearby Interurban Trail, there is a critical mass of open space facilities developing along the Duwamish to highlight cultural and natural resources, such as Duwamish Gardens Park. An addition to Duwamish Hill preserve, in the form of the Targeted Parcels, further expands existing open space along this important corridor.

Additional information was identified that qualifies this request for a match waiver. This property is in a census tract where 17% of households are at or below 200% of the Federal Poverty Level. The census tract is within the top 1/3 of all census tracts in the county in the 68th percentile. Tukwila Elementary, the local elementary school, is in the top 1/3 percentile for utilization of Free & Reduced Price school meals countywide. Of the student body, 60% are eligible for free or reduced lunch. Life expectancy is low compared to most of King County as the census tract falls within the lowest 1/3 percentile at an average of 78.7 years. The Preserve is also within vicinity of populations with limited English speakers, which is in the in the highest 1/3 of the county percentiles (73rd percentile). The population of the census tract with Duwamish Hill Preserve is comprised of 74% people of color, which places it within the 97th percentile – one of the highest county-wide.

While the Targeted Parcels are adjacent to existing open space in the Preserve and near other parkland, the neighborhood is on the lower end of tree canopy percentage compared to most of King County. Acquisition of the Targeted Parcels will enhance open space and protect the property from development that would potentially further increase impervious cover.

Using the RCO match reduction tool qualifies Tukwila under the Underserved Populations category – identified as “A city, town, tribe, or special purpose district with a median household income less than \$66,174 (the state median household income), and a project in a census block group where the median household income is less than \$46,322 (70 percent of the state median household income).”

Also using the RCO match reduction tool, the geographically close Muckleshoot Tribe is qualified under both the Underserved Populations and Communities in Need categories. The Communities in Need category is defined as “A city, town, tribe, or eligible special purpose district with 20,000 residents or fewer and a median household income less than \$66,174 (the state median household income).” Acquisition of the Targeted Parcels is intended to enhance the Duwamish Hill Preserve, a park protecting South Puget Sound Salish cultural resources and access, along with Tribal education.

The CDC’s Social Vulnerability Index puts Census Tract 263, containing Duwamish Hill preserve, in a moderate to high class of vulnerability. The WA State Health Department has identified this census tract as a level 10/10 for Environmental Health Disparities. This includes a 10/10 for Environmental Exposures, 10/10 for Environmental Effects, 10/10 for Sensitive Groups, and a 7/10 for Socioeconomic Factors.

The county’s 2020 Equity Impact Awareness Tool is used to track and inform decisions regarding COVID-19 and risks to economic resilience. Scores from 1 to 8 are possible, with an 8 being an area with the highest risk for prolonged impacts with the least amount of resources to recover. Seatac/Tukwila includes Duwamish Hill Preserve and the compound score totals a 7 out of 8. Of note: Seatac/Tukwila has higher thresholds (>25%) for Race indicators, is high in the Asset Poverty indicator (>16% food insecurity), and less than 50% of the population owns their own home. Overall, Seatac/Tukwila is tied for the highest score in the county, meaning it’s a community at higher risk for prolonged impacts with less resources than nearly all other areas in the county.

This project would serve all the identified population discussed above and we believe that this CFT request qualifies for a match waiver.

3. Describe in detail your recent engagement and collaboration with community-based organizations and/or members of the community regarding this project. In particular, focus on the local neighborhood or population served by the project, and how community leadership has been integrated into the engagement process and/or will be part of site development.

- *For example: direct engagement with nearby residents and/or community-based organizations representing this area; holding an open forum or discussion with the neighborhood; carrying out a planning process for this area.*
- *If applicable, you can attach materials from your community engagement (e.g. announcements).*

Engagement and collaboration has occurred with a wide variety of the community regarding Duwamish Hill Preserve. Acquisition of the Targeted Parcels offers yet another opportunity to involve the community in restoration, to develop interpretive content at the lead of Tribal members, and further the partnership between the City of Tukwila, Forterra, and others.

Interpretive content is based on input from Duwamish and Muckleshoot tribal members, educators, and community members, as well as published and archival documentation. Interpretation highlights Native stories and place names, as well as the contact era, early non-native land claims, river history, geology and habitat. The Preserve provides an opportunity for visitors to understand the world inhabited by Southern Puget Sound Salish people prior to contact with non-Indians, as well as the cultural values of the contemporary Muckleshoot and Duwamish people, represented by epic storytelling and traditional geographic and environmental knowledge. The Preserve also offers an opportunity to talk about the importance of preserving Native American cultural sites in Washington, both in rural areas and in our rapidly changing urban landscapes.

Over the years, numerous individuals and organizations have joined the effort to restore the Preserve and hundreds of community volunteers have worked to remove trash and invasive species, and to plant and monitor native plants. Acquisition of the Targeted Parcels would provide yet another opportunity to remove trash and invasive species, and restore the site through installation of a bioretention swale and other green stormwater infrastructure.

Since 2006, the Preserve has been a site in the Duwamish Alive! partnership that includes the City of Seattle, King County, the Port of Seattle, Forterra, Duwamish Clean-up Coalition, People for Puget Sound, Green Seattle Partnership, EarthCorps, and the Nature Consortium; entities that work together to raise awareness and appreciation for the Duwamish River and improve its habitat for wildlife, fish and people. Local businesses and educational institutions have committed to the Preserve's restoration providing volunteers and grant resources, including: Southcenter REI, Interurban Starbucks, Boeing Corp employees, a local Bank of America branch, Alaskan Copper, Tukwila Historical Society the University of Phoenix-Tukwila campus, Green River Community College, Tukwila Community School Collaboration, the Tukwila School District, Inner City Outings, local Girl Scout troops, Friends of the Hill, Forterra members and Tukwila community members. This level of involvement from so many different sources has greatly increased the citizen ownership of the site. The community is proud to steward the Preserve.

Finally, the City of Tukwila is supportive of partnering with Forterra on the acquisition. While Forterra is the applicant, it is intended that the Targeted Parcels will be transferred to the City of Tukwila post-closing to be integrated into management of the Preserve. Forterra would expand its stewardship easement to encompass these properties. Forterra oversees restoration and development efforts for the Preserve, in collaboration with the City of Tukwila. Forterra continues to focus on raising funds to support education programs, from sources such as King Conservation District, and conducts regular work parties to continue restoration efforts and maintenance.

4. If you are not granted a match waiver, do you want to be considered for a CFT award for 50% of your original CFT request amount, which would require dollar-for-dollar match? Yes No

- *If you answered "yes," please discuss how you intend to raise the matching funds*

Forterra and community partners would apply for additional funding through local sources, including Parks Levy, or other funding sources if a match waiver is not successful.

(Delete this page if not submitting Supplemental Form #2 with application)
SUPPLEMENTAL FORM #2: NON-GOVERNMENTAL APPLICANTS

ONLY complete Supplemental Form #2 if you are a non-governmental applicant.

While community groups or individuals may submit applications, only two types of non-governmental entities may receive CFT funding to acquire property under state law and county code:

- nonprofit historic preservation corporation: a 501c3 tax-exempt nonprofit “which has as one of its principal purposes the conducting or facilitating of historic preservation activities within the state, including conservation or preservation of historic sites, districts, buildings, and artifacts.” (RCW 64.04.130)
- nonprofit nature conservancy corporation or association: a 501c3 tax-exempt nonprofit “which has as one of its principal purposes
 - the conducting or facilitating of scientific research;
 - the conserving of natural resources, including but not limited to biological resources, for the general public;
 - or the conserving of open spaces, including but not limited to wildlife habitat to be utilized as public access areas, for the use and enjoyment of the general public.” (RCW 84.34.250)

1. Do you believe you meet one of the eligible nonprofit definitions above? Yes No
 - *If “yes,” describe how you believe you meet the definition. Please include your adopted mission/purpose from your by-laws or articles of incorporation filed with the state.*
 - *If “no,” describe how you plan to work with an eligible nonprofit or agency who can receive CFT funds.*

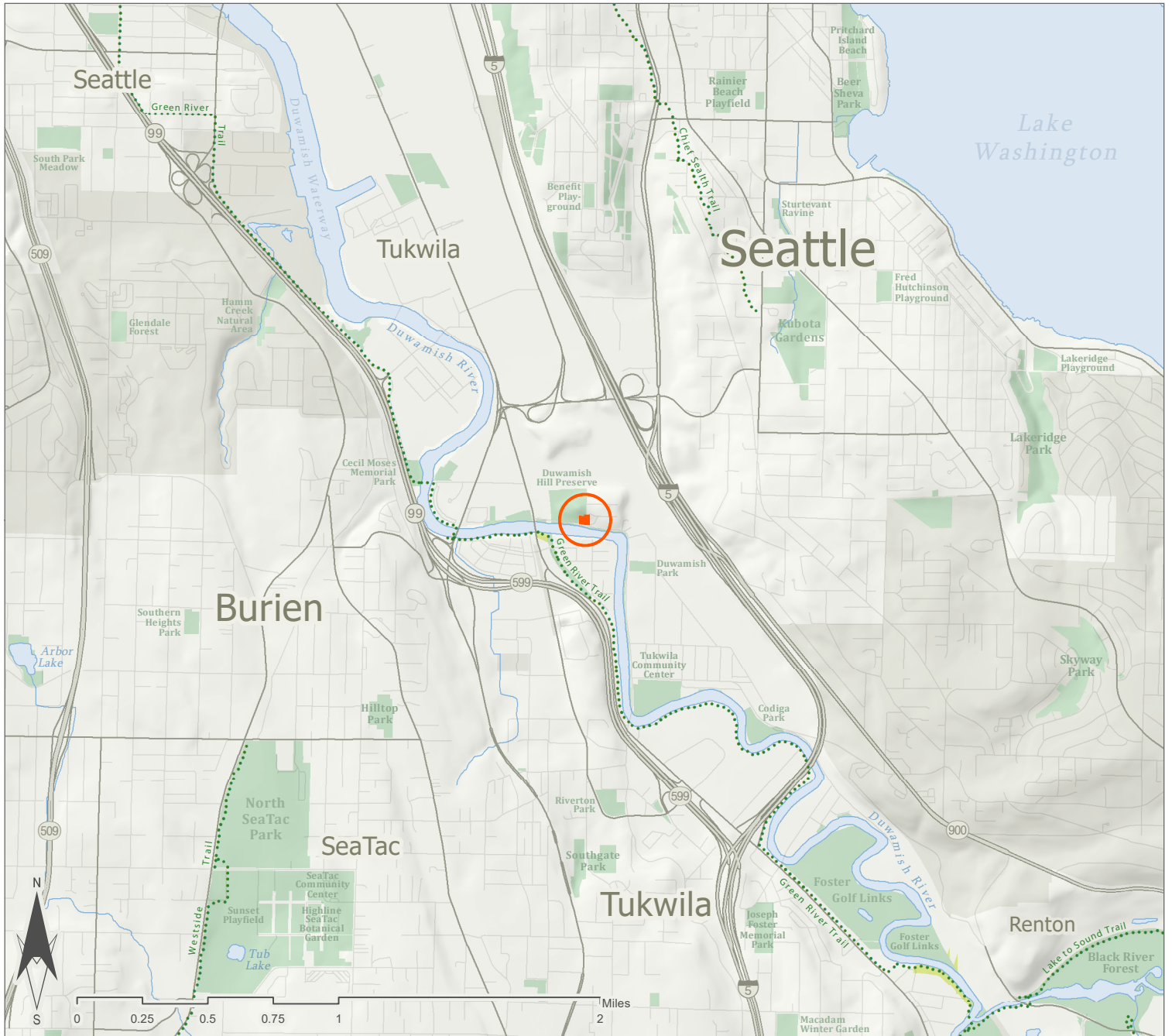
***The county has already determined that Forterra is eligible for King County Conservation Futures funding award. Refer to applications submitted by Forterra for 2020 and 2021 funding for additional information about the organization.**

2. Please help the Committee understand your organizational capacity.
 - *For example: How long has your organization been in existence?*
 - *What is your previous track record of success on similar projects?*
 - *What experience does your board of directors and/or staff contribute?*
 - *Do you have a project manager identified to successfully manage this property for the foreseeable future?*
3. Please help the Committee understand your organization’s financial stability and long-term sustainability.
 - *How many years have you held your 501c3 tax exempt status?*
 - *Describe your current financial status – for example, contributions and assets as reported on IRS Form 990.⁷*
 - *How does your financial status demonstrate long-term success for your nonprofit?*
4. What long-term funding stream will pay for costs to manage the land?
 - *For example, land management, maintenance, insurance, liability coverage, site development, etc.*
5. What would happen to this property if your organization ceased to exist or lost its 501c3 status?
 - *For example, would the property transfer to another eligible nonprofit, or to your local government?*
6. What discussions have you had with your local government about this project?

⁷ <https://www.irs.gov/charities-non-profits/form-990-resources-and-tools>

DUWAMISH HILL PRESERVE

Local Context



Proposed Acquisition

- Property Boundary

Administrative Jurisdiction

- Incorporated Municipality
- Unincorporated UGA

Recreation

- Regional Trail

Transportation

- Highway
- Major Road
- Local Street

Hydrography

- Lake or Pond
- River
- Named Creek

Park or Open Space

- State
- County or Municipal
- Conservation Easement







Map Date: February 24, 2021

DUWAMISH HILL PRESERVE




Project Site: Township 23N, Range 4E, Section 10






Proposed Acquisition

-  Acquisition Boundary
-  Internal Parcel Boundary
-  Future Restoration Likely
-  Potential Development Impact from possible future re-alignment of S. 115th Street

Public Open Space

-  King County
-  City of Tukwila
-  Conservation Easement

Other Features

-  Public Road
-  Regional Trail
-  2019 NAIP Aerial Photograph



Map date: February 26, 2021



March 2, 2021

Forterra
PO Box 4189
Seattle WA, 98194

Re. Duwamish Hill Preserve Addition

Dear Forterra,

The City of Tukwila enthusiastically supports Forterra's efforts to acquire funding, through King County Conservation Futures (CFT), Parks Levy, or other sources, to add .35 acres to the existing 10.5 Duwamish Hill Preserve. This addition to the Preserve will increase the opportunity for public access to the natural area. King County remains a critical supporter of land conservation initiatives and this project would not be possible without its support. CFT previously supported both acquisitions that currently comprise Duwamish Hill Preserve.

The City of Tukwila's Parks and Recreation Department currently owns and manages the Duwamish Hill Preserve. This expansion of the Park is in alignment with the City's current management plans for these recreational, cultural, and natural resources. The City intends to ultimately take ownership and manage this acquisition in accordance with the Duwamish Hill Preserve Master Plan.

The Duwamish Hill Preserve is an area of significance to the Puget Sound Salish cultural traditions. The Preserve is currently managed as an open space preserve devoted to the interpretation of the site's Native American heritage and other aspects of the Duwamish River Valley natural and cultural history. This proposed Preserve addition will continue to expand the protection of these critical resources.

The conservation project is located in an area that experiences high levels of air pollution due to vehicle, train, and airplane traffic. Increases to the Preserve will help to mitigate the impacts of pollution and will help protect these ecological, cultural, and social resources for an underserved community.

Without this acquisition, the Preserve continues to face threats from subdivision and development. The City encourages Forterra's grant application(s) to be fully funded to further protect the Duwamish River corridor and its riparian and cultural resources.

Sincerely,

Rick Still

Rick Still, Director
Tukwila Parks and Recreation



DUWAMISH TRIBAL SERVICES

Operated by the Duwamish Tribe of Indians

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March 2, 2020

Forterra
PO Box 4188
Seattle, WA 98194

Re. Duwamish Hill Preserve Addition

Dear Forterra,

The Duwamish People enthusiastically supports Forterra's efforts to acquire funding through King County Conservation Futures (CFT), Parks Levy, or other sources to add .35 acres to the existing 10.5-acre Duwamish Hill Preserve. This addition to the Preserve will increase the opportunity for public access to the natural area. King County remains a critical supporter of land conservation initiatives, and this project would not be possible without its support. CFT previously supported both acquisitions that currently comprise Duwamish Hill Preserve.

The Duwamish People have lived in the land that comprises the Duwamish River Watershed for millennia and have depended on the natural resources of the river and its riparian corridor long before it faced its current degradation. The natural resources of the region are integral to protect and maintain for future generations, and this current proposed expansion of the Duwamish Hill Preserve will provide the opportunity to further protect the Duwamish River Corridor and will expand our further partnership with forterra to create educational opportunities for the general public.

The Duwamish Hill Preserve is an area of significance to the Duwamish Puget Salish cultural traditions. The Preserve is currently managed as an open space preserve devoted to the interpretation of the site's Native American heritage and other aspects of the Duwamish River Valley natural and cultural history. This proposed Preserve addition will continue to expand the protection of these critical resources.

Without this acquisition the Preserve continues to face threats from subdivision and development. The Duwamish People encourage Forterra's grant application(s) to be fully funded to further protect the Duwamish River corridor and its riparian and cultural resources.

Our resilience has been made possible by community friendships and partnerships that have held us up and encouraged us on. We appreciate and honor indigenous communities throughout the Pacific Northwest with our native communities, friends, and partners. *S w ə l ə ʔ w*

Sincerely,

Jolene Haas, DTS Board Director

DUWAMISH RIVERBEND HILL

SELECTED PAGES FOLLOW



MASTER PLAN
MAY 2007

CONCEPT PLAN



- RESTORED WETLAND
- INTERPRETIVE MARKER, TYP.
- VEGETATIVE BUFFER AND SCULPTED LANDFORMS
- NEIGHBORHOOD TRAILHEAD
- ADA HILLClimb
- UPPER VIEWPOINT
- MIDDLE VIEWPOINT AND GATHERING PLACE
- BIORETENTION SWALE
- STREETSIDE PARKING
- RESTROOM AND CONSTRUCTED WETLAND TREATMENT SYSTEM
- WELCOME PLAZA AND BUS DROP-OFF
- RESTORED SHORELINE AND BEACH ACCESS
- REROUTED S. 115TH ST.

DUWAMISH RIVER

Targeted Parcels

SCALE: 1"= 120'-0"

PHASING

PHASE 1: THE CENTRAL HILL

neighborhood trailhead, some interpretive markers, trails, entrance bridge, stacked rock amphitheater, seatwalls at upper viewpoint, invasive plant removal and native restoration, interim parking and arrival area

PHASING PLAN

PHASE 2: RESTORED WETLAND, TRAILS, AND BUFFER

more interpretive markers, wetland restoration, vegetative buffer and sculpted landforms, wetland boardwalk

PHASE 3: REALIGNED ROAD AND RESTORED SHORELINE

more interpretive markers, realigned South 115th Street, restroom with green roof and constructed wetland treatment system, bioretention swales, riverfront shoreline and beach restoration with hand boat launch, welcome plaza, entrance path, porous concrete sidewalks, streetside permanent parking

Targeted
Parcels

DUWAMISH RIVER

SCALE: 1"= 120'-0"



DATA REPORT
CFT OPPORTUNITY AREA DETERMINATION

Parcel **1023049072**
 Census Tract 53033026300
 Census Block Group 530330263002
 ZIP Code 98168
 City Tukwila
 Elementary School Tukwila Elementary
 Data Report Requested By Ryan Walker
 CFT Project Name **Duwamish Hill Preserve Addition**
 Date of Report 2/19/2021

#1. DOES PROPERTY MEET ALL 3 SPECIFIED CRITERIA?

No

Criterion	Is Criterion Met?	How is criterion met?
Income	Yes	21st percentile
Hospitalization Rates	Yes	88th percentile
Access to Open Space	No	0.01 mi from open space

#2. ADDITIONAL RELEVANT CRITERIA WITH READILY AVAILABLE DATA

Applicant can use data results from the following criteria alongside results in #1 to provide other relevant information in the application.

Criterion	Data Point	Percentile
% Households at or below 200% of the Federal Poverty Level	17%	68th
Utilization Rate of Free & Reduced Price School Meals	60%	77th
Average Life Expectancy	78.7	18th
% Limited English Speaking Households	8%	73rd
% Population Under Age 5	5%	26th
% People of Color	74%	97th
Open Space & Park Density Per Capita (acres/person)	0.0197	82nd
% Tree Canopy (Neighborhood "Greenness")	16%	33rd