Project Name: Midway Park Expansion

Applicant Jurisdiction: City of Des Moines

If applicable, Open Space System Name: Midway Park Open Space
(Only if applicable, the name of a larger connected system, such as Cedar River Greenway, Mountains to Sound, a Regional Trail, etc.)

Proposed Project Acreage: 16,800 SF or 0.38 Acres
(Midway Park currently 1.58 Acres)
(Identify the acreage targeted under this year’s funding request)

CFT Funding Request: $675,900
(Dollar amount of CFT award requested)

Total Project Acreage: 0.79 acres (34,370 SF)
(Estimate total acreage at project completion for multi-year projects)

KC PL Funding Request: 
(King County Projects Only: Dollar amount of KC Parks Levy requested)

Type of Acquisition(s):
☒ Fee Title ☐ Conservation Easement ☐ Other:

King County Council District in which project is located¹: Council District 5

CONTACT INFORMATION

Contact Name: Susan Cezar
Title: Chief Strategic Officer
Address: 21630 11th Ave S, Des Moines, WA 98198
Phone: 206-870-6725
Email: scezar@desmoineswa.gov
Date: 3-5-19

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 Des Moines is requesting $675,900 Conservation Futures funds to acquire land for expansion of Midway Park to the west. The City seeks to acquire two parcels on the west side of the park (corner parcel 2156400363, and vacant parcel 2156400364), adjacent to Pacific Highway South., and an additional two parcels during a future phase. These are referenced in the attached Site Map.

Midway Park is located in the Pacific Ridge Neighborhood of Des Moines, along Pacific Highway South and is bounded by 24th Avenue South to the west, Interstate 5 to the east, South 212th Street to the north, and Kent-Des Moines Road to the south. The neighborhood’s topography and elevation provide excellent views of Mount Rainier, Puget Sound, and the Olympic Mountains. Midway Park is located at 2900 S. 221st Street in Des Moines, WA.

Protecting our region’s greenspace and ensuring that open space continues to be available is crucial to our community, our health and quality of life. The Pacific Ridge neighborhood of Des Moines has long been a domicile for gang related activity and crime. Acquiring land to expand Midway Park will increase safety and livability, provide opportunity for physical activity, and assist in countering national trends toward physical inactivity and obesity. Open space also provides mental health benefits, including reduction of depression and anxiety.

Cynthia Ricks-Maccotan, Reach Out Des Moines Facilitator and CHI Franciscan Violence Prevention Coordinator stated that “Reach Out Des Moines is committed to the successful expansion of Midway Park. The expansion will

¹ King County Council District information: [https://www.kingcounty.gov/council/councilmembers/find_district.aspx](https://www.kingcounty.gov/council/councilmembers/find_district.aspx)
increase opportunities to build relationships in the Pacific Ridge neighborhood that have been impacted by violence and lack of access to needed resources; address cultural dietary needs with possible expansion of the existing community garden; support community and city partnership; and empower residents to invest in social capital activities.”

Midway Park is a small neighborhood park with play equipment, sports court, picnic tables, and walking paths. It is the only open space in the Pacific Ridge neighborhood, and has tremendous community support behind it. The park already enjoys support and partnership through the Des Moines Area Food Bank and its summer meals programming, as well as the community garden, which affords neighbors the opportunity to learn about growing healthy food. The health opportunities for physical activity are tremendous and providing more open space for this is critical to this neighborhood.

The Des Moines Parks and Recreation Master Plan cites priorities for land acquisition, with expansion of Midway Park being a land acquisition priority. Expanding Midway Park is a goal in the City of Des Moines 2035 Comprehensive Plan, Chapter 6 - The Parks, Recreation and Open Space Element. Chapter 11 is devoted to the Pacific Ridge neighborhood, and expanding open space in the area. Chapter 12 – Healthy Des Moines Element establishes goals aimed at improving access to physical activity and healthy foods, and facilitating the long-term implementation of the Healthy Des Moines Initiative.

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.

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

G. Park/Open space or natural corridor addition
The Midway Park Expansion provides a meaningful contribution to the existing open space and removes the threat of development of the vacant parcel. Development of this vacant parcel would adversely affect the existing open space. Additional acquisition of the corner lot would result in removal of an existing structure, creating an entirely new area of open space.

H. Passive recreation opportunity/unmet needs
The Midway Park Expansion adds 0.79 acres of passive recreation space for the neighborhood. There is a 6.5 acres/1,000 population level of service ratio of combined park land identified in the 2016 Des Moines Parks, Recreation and Senior Services Master Plan and the 2015 Des Moines 2035 Comprehensive Plan. Both of these plans were adopted by the Des Moines City Council in conformance with the State Growth Management Act.

There are 25 parks in the City of Des Moines. At present, there are 194.1 acres of land that are city-owned or leased park sites (including trails, entryways, streetscapes and conservancy areas). Of this total, 128.42 acres are developed for recreational purposes. This puts Des Moines at a 67 acre deficit to meet the 6.5 acres/1,000 population level of service standard.

Midway Park is the only park providing passive recreational open space to the Pacific Ridge neighborhood in Des Moines. The city as a whole has a 31,140 population and South King County has a population of 750,000. Providing additional open space will allow for walking, open play, gardening, picnicking, and neighborhood engagement.
I. Equity/opportunity area projects that seek to redress historic disparities in access to open space.
The Pacific Ridge neighborhood, where Midway Park is located, is a community with great needs. There are roughly 6,000 people living in this neighborhood, according to the 2017 American Community Survey block data. The city developed park acres are currently 1.58 for Midway Park, which puts it at a 39 acre deficit per the 6.5 acres/1,000 population level of service standard.

Pacific Ridge is the most open space deficient neighborhood in Des Moines as well as the area with the lowest income levels and highest hospitalization and crime rates. Opportunity data from the Puget Sound Regional Council identifies Pacific Ridge as ‘very low opportunity’ area with 34% of households earning below 60% median income level and 73% minority populations. Living in low-opportunity neighborhoods can make it harder to achieve healthier and more sustainable outcomes for individuals, families, and communities, and the presence of such neighborhoods can be an impediment to a healthy, sustainable region. Lack of healthy food, poor job prospects, unsafe outdoor play areas, struggling schools, and residential and commercial asset depreciation all can characterize low opportunity clusters.

Additional open space will improve the quality of life for the community residing here. The addition to Midway Park will expand the radius of residents within a ¼ mile of open space, serving significant areas identified by King County as equity and opportunity areas.

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
With the support of community groups, a Community Garden was introduced in Midway Park, which has allowed neighbors to engage with each other and the park, and has brought motivation to better the neighborhood and be interactive. The garden provides education to area residents and children about growing healthy food. Access to healthy food has shown to influence the health of our local citizens. Acquiring additional open space would allow this innovative project to grow and empower residents in the neighborhood to grow their own food and be a part of their community.

B. Threat of loss of open space resources
There is development pressure in Pacific Ridge neighborhood, and as Midway Park is the only existing open space in the area, not being able to expand it would be detrimental to the neighborhood and its growing population. Notably, the new development of Waterview Crossing is located a few blocks north of Midway Park. Construction of this development is almost complete and will consist of approximately 326 units of affordable housing (under 60% AMI). Upwards of 850 people will reside in this development, driving additional demand for open space in the area.

C. Feasibility: Ownership complexity/willing seller(s)/community support
Negotiations are in process for the vacant parcel, and the owner has indicated a willingness to accept an offer. Formal purchase and sale agreement is anticipated to be in place in March/April 2019. The City is in the process of reaching out to the owner of the corner parcel, currently developed with a single family residence. Please see the attached letters of support from the community.
D. Describe any public or private partnerships that will enhance this project
There is strong community support surrounding Midway Park and the value it brings to the Pacific Ridge neighborhood. These partnerships have a common goal, in creating a safe and thriving neighborhood:

Reach Out Des Moines is a community collaboration lead by CHI Franciscan with representation from the City of Des Moines Police Department and Parks, Recreation and Senior Services Department, Highline School District, King County Library, King County Housing Authority, and Valley Cities, with participation by other organizations to engage the community to reduce youth violence. This group has implemented a wide array of events and plans for citizen involvement in the community, including National Night Out and Picnic in the Park being held at Midway Park.

Food Innovation Network has a mission to enhance the local food system, increase access to healthy food, and support resource/idea sharing that engages South King County.

Midway Park Community Garden launched in 2017, has created a sense of community and engagement for residents by allowing them to grow their own food, participate in a common goal with their neighbors, and increase motivation.

Des Moines Area Food Bank is another strong partner for Midway Park. They operate a Summer Meals Program out of the park, and expanding the open space would be an asset to providing access to meals to the underserved in this community.

E. Is the property identified in an adopted park, open space, comprehensive, or community plan?
The acquisition of this open space property is listed as a priority in the 2016 Parks, Recreation and Senior Services Master Plan (Chapter 5) and the Des Moines 2035 Comprehensive Plan, Chapter 6 Parks, Recreation and Open Space Element, Goals: Goal PR1, Goal PR2, Goal PR3, Goal PR4, Goal PR5, Goal PR8, and Goal PR13; Policies and Implementation Strategies: Parks and Land Use; Open Space. It also facilitates implementation of the Healthy Des Moines Initiative that supports policy, systems, and environmental changes aimed at improving access to physical activity and healthy foods (Chapter 12: Healthy Des Moines Element – Goals HD1 and HD2; Policies and Implementation Strategies HD1.1, HD 1.1.1, HD 1.1.2, HD 2.1, and HD 2.1.1). This includes public, private and non-profit partnerships such as the Public Health Seattle & King County, School Districts, Seattle Children’s Hospital, HealthPoint, Sea Mar Community Health Center, Des Moines Food Bank, and Farmers Market.

Midway Park expansion is cited as a priority in the Parks, Recreation and Senior Services Master Plan, which by definition is an important project that should be planned for implementation as opportunities become available.

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.

<table>
<thead>
<tr>
<th>Parcel Number (do not use hyphen, e.g., 1234567890)</th>
<th>Acreage</th>
<th>Zoning</th>
<th>Assessor’s “Appraised Land Value”</th>
<th>Assessor’s “Appraised Improvements Value”</th>
<th>Estimated Cost to Purchase Desired Property Interest</th>
<th>Property Interest Sought (fee, easement, or TBD)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2156400363 (0.19 Acres)</td>
<td>8400 SF</td>
<td>R-SE*</td>
<td>$93,000</td>
<td>$276,000</td>
<td>$450,000</td>
<td>Fee simple</td>
</tr>
<tr>
<td>2156400364 (0.19 Acres)</td>
<td>8400 SF</td>
<td>R-SE</td>
<td>$93,000</td>
<td>$1,000</td>
<td>$94,000</td>
<td>Fee simple</td>
</tr>
</tbody>
</table>

*R-SE: Residential Suburban Estate

2 Please explain what the zoning designation means if you don’t think it would be evident to the committee.
3 Parcels enrolled in Current Use Taxation for “Forestry” may not have a valid “appraised land value” or acreage.
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 Number:

- **2156400360** (8,760 SF) – Appraised land value ($) 76,000
  - 0.21 Acres
  - Appraised Improvements value ($) 457,000
  - Zoning – R-SE

- **2156400367** (8,810 SF) – Appraised land value ($) 76,000
  - 0.20 Acres
  - Appraised Improvements value ($) 457,000
  - Zoning – R-SE

The four parcels, 0.8 Acres will cost an estimate of $1,433,000. (PRSS Master Plan, Table 3-1, pg 35)

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

Preliminary funding analysis for parks land was developed by David A. Clark Architects for Des Moines Parks, Recreation and Senior Services Master Plan. The cost per acre for land acquisition is based on King County land comparables. Information was also taken from the King County Assessor’s report index.

Comparative Land Values – Open Space - $1.50 - $10.00 sq ft
An inquiry with the property owners of parcel 2156400364 was undertaken.
Additional discussions with the owner of parcel 2156400363 are underway and they are willing to sell.

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

The parcels to be acquired are not enrolled in the Current Use Taxation Program.

**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 Midway Park expansion will be used as a public pedestrian and gathering space in perpetuity, for neighborhood open space and passive recreation. The land is and will be available for public use, and with the intent to increase community engagement and collaboration.

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?**

City crews will maintain the open space, as well as volunteer groups who are already active in maintaining this park.

The park lends itself to many volunteer opportunities and community participation, as cited in our letters of support. Alena Rogers created and supports the Community Garden, which wouldn’t exist without the drive and commitment from volunteers.

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

There are no significant anticipated challenges in managing this site. There would be City support, as well as the community organizations that utilize the current park space for the community garden, and other recreational activities.

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

The priority parcels are the vacant lot (2156400364) and the corner parcel (2156400363). The corner parcel contains a residence which would be demolished.

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.

---

4 Visit [www.kingcounty.gov/incentives](http://www.kingcounty.gov/incentives), and use the “Interactive Map” to check enrollment for your target parcel(s).
SECTION 6. PROJECT BUDGET

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

FUNDING REQUEST

<table>
<thead>
<tr>
<th>REQUESTED AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>CFT Funding Request</td>
</tr>
<tr>
<td>KC Parks Levy (PL) Request (for county projects only)</td>
</tr>
<tr>
<td>Total Funding Request</td>
</tr>
</tbody>
</table>

TOTAL CFT PROJECT COSTS (vacant parcel #2156400364)

<table>
<thead>
<tr>
<th>PROJECT COSTS</th>
<th>ESTIMATED DOLLAR AMOUNT OR RANGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total property interest value</td>
<td>$94,000</td>
</tr>
<tr>
<td>Title and appraisal work</td>
<td>$4,500</td>
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<tr>
<td>Closing, fees, taxes</td>
<td>$9,400 (10%) + $2,800 real estate (3%)= $12,200</td>
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<tr>
<td>Relocation costs</td>
<td></td>
</tr>
<tr>
<td>Hazardous waste reports</td>
<td>n/a</td>
</tr>
<tr>
<td>Directly related staff, administration and legal costs</td>
<td>$4,700 (5%)</td>
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<tr>
<td>Only if applicable: Value of land used as match⁵</td>
<td></td>
</tr>
<tr>
<td>Total Estimated Project Costs</td>
<td>$115,400</td>
</tr>
</tbody>
</table>

TOTAL CFT PROJECT COSTS (corner parcel #2156400363)

<table>
<thead>
<tr>
<th>PROJECT COSTS</th>
<th>ESTIMATED DOLLAR AMOUNT OR RANGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total property interest value</td>
<td>$450,000</td>
</tr>
<tr>
<td>Title and appraisal work</td>
<td>$4,500</td>
</tr>
<tr>
<td>Closing, fees, taxes</td>
<td>$45,000 (10%) + $13,500 real estate (3%)= $58,500</td>
</tr>
<tr>
<td>Relocation costs</td>
<td>$25,000</td>
</tr>
<tr>
<td>Hazardous waste reports</td>
<td>n/a</td>
</tr>
<tr>
<td>Directly related staff, administration and legal costs</td>
<td>$22,500 (5%)</td>
</tr>
<tr>
<td>Only if applicable: Value of land used as match⁶</td>
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</tr>
<tr>
<td>Total Estimated Project Costs</td>
<td>$560,500</td>
</tr>
</tbody>
</table>

Total Project Cost for both parcels: $675,900

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 the table below and complete Supplemental Form #1: Equity/Opportunity Area Determination.

<table>
<thead>
<tr>
<th>CFT FUNDING</th>
<th>Date Funding Secured</th>
<th>Dollar Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>CFT Funding Request</td>
<td>N/A</td>
<td>$675,900</td>
</tr>
<tr>
<td>Past CFT Funding Available</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

⁵ 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.

⁶ 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.
MATCH FUNDING SECURED

<table>
<thead>
<tr>
<th>Sources/Status</th>
<th>Date Funding Secured</th>
<th>Dollar Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Match Waiver Requested</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

MATCH FUNDING STILL SOUGHT

<table>
<thead>
<tr>
<th>Sources/Plan to obtain match?:</th>
<th>Date Funding Anticipated</th>
<th>Dollar Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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 (on the vacant parcel)
- ☒ 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. Discussions with the owner of the vacant parcel 2156400364 transpired and sale can move forward. The owner has indicated a willingness to accept an offer. Formal purchase and sale agreement is anticipated to be in place in March/April 2019. The City is in the process of reaching out to the owner of the corner parcel, currently developed with a single family residence.

B. Discussions with the owner of the vacant parcel 2156400364 have occurred, and the sale of the land can move forward. An inquiry with the property owners of parcel 2156400363 was undertaken and will require follow up.
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.
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”).

<table>
<thead>
<tr>
<th>Does Project Meet These Criteria?</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>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?</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>Describe:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Midway Park and its subsequent expansion falls in the 8th percentile for the lowest level of median household income. The U.S. Census 2013 American Community Survey data, as reported in the Des Moines 2015 Comprehensive Plan, puts the median household income in the City of Des Moines at $59,799, while the per capita income is $23,707 – this puts about 15% of our population living at or below the poverty level (very low income). Furthermore, 51% of households fall at or below 200% of the poverty level in the Pacific Ridge neighborhood, where Midway Park is located. This is in the 96th percentile in comparison to other King County census tracts. According to the King County Census Reporter, in Block Group 3 – where Midway Park is located, the median household income is $32,458. This is about half the median household income for the city as a whole, at $60,814.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>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?</td>
<td>☒</td>
<td>☐</td>
</tr>
<tr>
<td>Describe:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>According to King County Public Health, this geographic area is in the 85th percentile for high levels of hospitalization rates for asthma, diabetes, and heart disease. Lack of physical activity is a primary risk factor for chronic diseases. Health is shaped by how our community is designed, such as the location of parks and recreational opportunities.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>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.</td>
<td>☐</td>
<td>☒</td>
</tr>
<tr>
<td>Describe (noting specifically what is the nearest open space &amp; how far away it is):</td>
<td></td>
<td></td>
</tr>
<tr>
<td>We are looking to add open space to Midway Park. This additional open space will serve an additional area that is within ¼ mile of an equity/opportunity area as cited in the above answers.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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)

Midway Park is located just west of Interstate 5, at South 221st Street and 29th Avenue South, in Des Moines. It is between Pacific Highway South and Interstate 5 – both major corridors. The park is currently 1.58 acres, and would gain 0.79 with the proposed addition of open space.

The Des Moines 2035 Comprehensive Plan has a Pacific Ridge Element, Parks and Open Space Pr.1.13 – which cites expanding recreational opportunities in or near Pacific Ridge with a goal being to extend Midway Park to the west of Pacific Highway South.

The Comprehensive Plan cites Goal LU1 as actively guiding and managing growth in a way that preserves and enhances the quality of life and the diverse residential neighborhoods of the community, and serves them with open space.

Chapter 6: Parks, Recreation and Open Space Element - states that adequate open space provides personal, social, economic and environmental opportunities to:

1. Enrich each person's life by providing opportunities for self-expression; self-esteem and character enhancement, skill development, healthy lifestyles; wellness and physical fitness, mental stimulation and growth; social belonging; and provide a lifeline for older citizens; and

2. Enrich the community by providing leadership opportunities, social interaction, community involvement, leadership, and cultural awareness and tolerance; community pride; and

3. Enrich the economy by providing opportunities to enhance land values and support business by providing public resources that beautify business areas and neighborhoods, generate revenue through self-supporting recreation programs, reduce crime and vandalism through community involvement, and increase tourism through quality recreation facilities, community events and programs; and

4. Enrich the environment by protecting open spaces, wildlife habitat, and tidal life and near shore ecosystems; thereby reducing pollution and enhancing natural beauty. Parks and conservancy areas can preserve and protect critical areas and wildlife habitat, provide natural areas in urban areas, and allow for certain low impact recreational opportunities.

In addition to the some 6,000 current residents of Pacific Ridge, the Waterview Crossing Apartments will provide 326 units of affordable housing (60% AMI), right across from Midway Park. This will bring an estimated 848 new residents to the area.

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)

Federal Poverty Rate: Another factor to consider is that 51% of households fall at or below 200% of the poverty level in the Pacific Ridge neighborhood, where Midway Park is located. This is in the 96th percentile in comparison to other King County census tracts. According to the King County Census Reporter, in Block Group 3 – where Midway Park is located, the median household income is $32,458. This is about half the median household income for the city as a whole, at $60,814.

Free/Reduced School Meals: The Highline School District’s enrollment was 19,445 in 2017, and 67% of these students were provided free and reduced lunches. This information comes from the Office of Superintendent of Public Instruction. The totals were 11,254 free lunches, and 1,769 reduced lunches.

Midway Elementary School has 89.1% of students receiving free/reduced lunch. In the Pacific Ridge neighborhood, it is a Title 1 school, which is the federally funded program available to schools with a high percentage of students eligible for free and reduced price lunch. These funds are above and beyond the district funds given to schools.

http://www.k12.wa.us/ChildNutrition/Reports.aspx
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?

Midway Park is in the Highline School District in Des Moines. According to King County’s Highline Public Schools Health Profile, the percentage of 8, 10, and 12th graders who are obese and overweight is 29% which is 9% higher than King County as a whole.

57% of Highline School District high school students participate in 3 or more hours of screen time per day, 8% higher than the King County percentage.

Lastly, 83% of students with low socioeconomic status get less than 60 minutes of physical activity each day. Physical activity is a direct indicator in promoting health and preventing obesity.

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)

There are many factors that attribute to the Midway Park area being an equity opportunity area. Racial diversity is in the 77th percentile in this census tract, as compared with other census tracts in King County. This is indicative of the highest level of people of color (identifying as being a race and/or ethnicity other than white.) 31% of individuals identify as Hispanic, 20% as Asian, 18% as Black, 3% as Islander, 1% as Native, and 4% as two or more ethnicities.

Along with this, there is incredible diversity of languages spoken - 41% of Highline District students are non-English speaking at home, compared to 25% in King County overall. (Highline Public Schools Health Profile)

According to the King County GIS data, 25% of residents in the Midway Park Census Tract speak English less than very well, and 26% speak Spanish.

The average life expectancy in the health reporting area in which the Pacific Ridge neighborhood is a part of is in the 28th percentile, which indicates the lowest level of life expectancy.

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

Midway Park is extremely important to the Pacific Ridge neighborhood. Pacific Highway South poses a dangerous barrier dividing the residents east of the highway from the rest of the city. The neighborhood has only one small park for more than 6,000 residents - including 3,000 low-income multi-family dwelling residents, and this acquisition will expand the equity areas served by Midway Park.

In closing, the lack of open space access, low income, health factors, and social/demographic information combined equates to a high social vulnerability index level, according to the Center for Disease Control’s measurements. Social vulnerability refers to the community’s capacity to prepare for and respond to hazardous events. These factors include economic data regarding education, housing, language ability, and ethnicity.

The Midway Park expansion is critical to adequately serving the population of the Pacific Ridge neighborhood with equal access to open space.
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.

There is incredible community engagement surrounding Midway Park. The first letter of support, from Alena Rogers with Midway Community Garden provides greater detail as to the importance of the garden to the community in providing access to healthy foods and neighborhood collaboration.

The Food Innovation Network (FIN) collaborates with Midway Park Community Garden in programming and support as well as Forterra.

The second letter of support outlines Reach Out Des Moines, a community group tackling issues large and small around the Pacific Ridge neighborhood, and utilizing Midway Park for its neighborhood engagement.

DesMo Grows is another group that plans to maintain and expand the Midway Park Community Garden so that more neighbors can learn about and benefit from community gardening in their local park.

The 2016 Parks, Recreation and Senior Services Master Plan (Chapter 5) and the Des Moines 2035 Comprehensive Plan facilitates implementation of the Healthy Des Moines Initiative that supports policy, systems, and environmental changes aimed at improving access to physical activity and healthy foods (Chapter 12: Healthy Des Moines Element – Goals HD1 and HD2; Policies and Implementation Strategies HD1.1, HD 1.1.1, HD 1.1.2, HD 2.1, and HD 2.1.1). This includes public, private and non-profit partnerships such as the Public Health Seattle & King County, School Districts, Seattle Children’s Hospital, HealthPoint, Sea Mar Community Health Center, Des Moines Food Bank, and Farmers Market.

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.

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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.

$ [337,950]

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

The City of Des Moines would seek grant funding for the remainder and/or use City funds to purchase the vacant parcel as Phase 1.

Supplemental Form #1 – Page 5
Hello Ingrid,

This letter is in regards to the City of Des Moines’ proposal to gain vacant land near Midway Park.

I lived in the Pacific Ridge neighborhood for several years, and can share both anecdotal and evidenced-based information about the area. Pacific Ridge is very diverse in race, nationalities, ethnicities, and languages, but one commonality is there are a lot of families and a lot of youth co-existing in an area with little green space. There are issues with violent crime, issues related to food security and poverty, issues with equity regarding the school district and access to before and after school programs, and issues related to the disempowerment that comes with not being property owners – such as forced displacement.

I watched while I lived in Pac Ridge 114 of my neighbors in single-family homes displaced to make way for hundreds of apartments. I watched what was a beautiful, lush, forested area turn into warehouses with concern about the loss of the last significant pollution-mitigating vegetation for an area wedged between a major freeway, two highways, and a major international airport. I learned that Sound Transit will be expanding by using the shoulder of I-5 and part of Pac Ridge, taking with it the vegetation buffer currently there, and that the 509 expansion will be also running along that route. With the ST expansion, Pac Ridge is losing additional housing – housing that is more affordable than in other neighborhoods – and will experience the noise of construction and light rail traffic. A lot of change in what is already a tougher area to live in, as compared to neighborhoods with higher income levels.

I also watched my neighbors come together and find joy in a new community garden that is within Midway Park. Last summer the garden was introduced, doubting the future for a community garden in neighborhood like Pac Ridge. “Looks good till they destroy it!” said a Des Moines police officer, and that was a concern for many – that the garden would be vandalized. But that hasn’t happened. What has happened is that neighbors have come out more often, talking with each other, engaging with the garden, showing more hope and motivation for the betterment of the neighborhood. Once the garden was there, neighbors came together to clean up the neighborhood even – it has been a wonderful thing and it happened that only could happen if there was space available in the neighborhood that could be used.

I hope that you approve Des Moines’ proposal to allow for the acquisition of vacant land near Midway Park. Green space is dwindling and this would allow for the people of Pac Ridge to be able to enjoy what is currently the last open space left in the area. Thank you for your consideration.

Best,

Alena Rogers
Midway Park Community Garden Manager
February 25, 2019

Ingrid Lundin  
Conservation Futures Coordinator  
King County Conservation Futures Program  
201 S. Jackson St., Suite 600  
Seattle, WA 98104  

Dear Ms. Lundin:

It is with great pleasure that we, Reach Out Des Moines (RODM) are providing a letter of support to King County Conservation Futures Program for the City of Des Moines grant application for acquisition of open space surrounding Midway Park for the park extension.

RODM is a community coalition that is committed to helping see the expansion of Midway Park and maintenance of the existing community garden at the park be successful. RODM includes members from Highline Public Schools, Valley Cities Counseling, SeaMar Health, local churches, community based organizations, property management from residential properties in Des Moines, library staff, and many more. The City's proposal for expansion of Midway Park will:

- Increase opportunities to build relationships in the Pacific Ridge neighborhood that has been impacted by violence and lack of access to needed resources;
- Address cultural dietary needs with possible expansion of the existing community garden;
- Support community and city partnership; and
- Empower residents to invest in social capital activities.

CHI Franciscan has been leading a youth violence prevention initiative, through RODM coalition, for 5 years. We have a special focus on both the Pacific Ridge neighborhood and Pacific Middle School. Midway Park is an invaluable community asset located in the neighborhood and used by the students and their families. Through health data and community feedback, we know that Pacific Ridge residents face worse health outcomes, have less recreational access, and have fewer healthy options than residents in neighboring communities. Expansion of Midway Park will help address these health outcomes.

Sincerely,

Cynthia R-Maccotan  
Reach Out Des Moines Facilitator  
Violence Prevention Coordinator, CHI Franciscan  

CynthiaRicks-Maccotan@chifranciscan.org  

St. Anthony Hospital – Gil Harbor  
St. Clare Hospital – Lakewood  
St. Elizabeth Hospital – Enumclaw  
St. Francis Hospital – Federal Way  

St. Joseph Medical Center – Tacoma  
Harrison Medical Center  
Bremerton + Silverdale  

Highline Medical Center – Burien  
Regional Hospital – Burien  
Franciscan Medical Group  

Franciscan Foundation  
Harrison Medical Center Foundation  
Highline Medical Center Foundation  

Letter of Support 2