Project Name: Boscolo Farm

Applicant Jurisdiction: King County – Farmland Preservation Program

If applicable, Open Space System Name:
(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: 90.32 acres
(Identify the acreage targeted under this year’s funding request)

CFT Funding Request: $2,000,000
(Dollar amount of CFT award requested)

Total Project Acreage: 90.32 acres
(Estimate total acreage at project completion for multi-year projects)

KC PL Funding Request: $0
(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 located: 7

CONTACT INFORMATION

Contact Name: Ted Sullivan
Title: Farmland Preservation Program Manager
Address: 201 S. Jackson St, Seattle, WA 98104
Phone: 206-477-4834
Email: ted.sullivan@kingcounty.gov
Date: March 6, 2019

SECTION 1. PROJECT SUMMARY

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

The Project’s goal is to acquire a 90-acre farm (“Property”), located in the Lower Green Agricultural Production District (“APD”), that has prime agricultural soils and crop farmed for food production since the early 1900’s. Acquisition of the Property would contribute to the success of two County initiatives, the Local Food Initiative (“LFI”), Land Conservation Initiative (“LCI”), as well as the Equity and Social Justice Strategic Plan (“ESJ”).

This project would build upon the County’s success supporting immigrant/refugee farmers on the 18-acre Sammamish River Farm (Sammamish River APD) and on the 25-acre Green River Farm (Lower Green River APD). Longstanding conversations with immigrant/refugee farmers who lease those properties, and recent efforts to assess farming needs by south King County immigrant/refugee farmers has made it clear that there is significant demand for farmland by immigrant/refugee farmers, but opportunities to access land is extremely limited. The intention of this Project is to acquire the Property, incorporate it into the King County farmland leasing program, improve site farmability and then lease it to south King County immigrant/refugee and beginning farmers.

The Property would provide farming opportunities for immigrant/refugee and beginner farmers, and could support 25-30 farmers (allocation of the plot size will be based at least in part on farmer experience and capacity, but is assumed to be in the range of 1-5 acres/farmer). One of the key LFI objectives is to increase the number of new and beginning farmers in food production in the County by 25 each year. Acquisition of this Property would take significant strides toward achieving this Target. A second key LFI objective is to increase acreage managed for food production by 400 acres each year; the combination of improving drainage and providing farmers with an opportunity to farm land that is currently not in production, will also make a significant contribution to that goal.

1 King County Council District information here: https://www.kingcounty.gov/council/councilmembers/find_district.aspx
In late 2018 and early 2019, staff from King County’s Department of Natural Resources and Parks, Water and Land Resources Division (WLRD) initiated an outreach effort to better understand the immigrant/refugee farming communities in King County and to assess the demand for farmland, including Living Well Kent, Congolese Integration Network, Food Innovation Network, International Rescue committee and Highline College. Through facilitated group meetings and one-on-one conversations with farmers, we reached over 100 farmers in the Hmong, Bhutanese, Karenni, Congolese, Somalian, and Kenyan communities. In spite of significant communication challenges (KC provided interpreters/translators for all interactions), over half of the individuals contacted completed extensive onboarding survey forms to give us a better understanding of farmer experience and farming objectives.

Although we only reached a small portion of the immigrant/refugee farmers in those communities, it is clear that there is significant demand within those communities for the opportunity to return to farming both to feed their families and to farm commercially (virtually everyone was a farmer in their home country). However, everyone who completed the onboarding survey form indicated that they would need technical assistance and mentoring to develop business plans and successfully grow crops in King County that are significantly different from the corps they raised in their home countries. This property would not only provide land for farmers to launch their farming businesses, but will serve as a center for training immigrant/refugee farmers, with workshops conducted in their native languages. Additionally, we learned that there was interest in establishing a community garden as not everyone is willing or able to step away from their jobs to be a commercial farmer, but they are interested in growing fresh produce for personal consumption.

Although supporting immigrant/refugee farmers is the primary objective of this project, there is significant opportunity to restore riparian habitat along artificial and modified waterways, which will benefit efforts to recover anadromous fish.

**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 currently 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.*

<table>
<thead>
<tr>
<th>Yes</th>
<th>A. Wildlife habitat or rare plant reserve</th>
<th>Right</th>
<th>F. Urban passive-use natural area/greenbelt</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>B. Salmon habitat and aquatic resources</td>
<td>Right</td>
<td>G. Park/open space or natural corridor addition</td>
</tr>
<tr>
<td>Yes</td>
<td>C. Scenic resources</td>
<td></td>
<td>H. Passive recreation opportunity/unmet needs</td>
</tr>
<tr>
<td>No</td>
<td>D. Community separator</td>
<td>Right</td>
<td>I. Equity/opportunity area projects that seek to redress historic disparities in access to open space</td>
</tr>
<tr>
<td>Yes</td>
<td>E. Historic-cultural resources</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Wildlife habitat or rare plant reserve:** The Property is protected by a Farmland Preservation Program (FPP) Deed and Agreement Relating to Development Rights, which means 95% of the site will permanently remain farm or open space, which provides habitat for numerous bird species and other wildlife. Some direct habitat benefits could result from work within “potential restoration areas,” which are determined on each property in coordination with staff from other King County workgroups including the WRIA Forum staff and the Rivers Section. Among those projects are riparian buffer plantings along artificial and modified waterways.

**Salmon habitat and aquatic resources:** The Project’s land is hydrologically connected to the Green River—an important salmon bearing river in King County. The Property is designated as a Critical Aquifer Recharge Area category 2, which benefits groundwater filtration. It is also located in the 100-year floodplain for the Lower Green APD and contributes to water storage during seasonal flooding. A portion of Mullen Slough, a salmonid stream, and other associated waterways are located on the farm. Although the primary focus of the proposal is to encourage greater agricultural productivity and provide farmland to immigrant/refugee and beginning farmers, FPP staff will coordinate with salmon recovery staff regarding property specific habitat restoration potential. Enhancement to this steam, its buffer areas, as well as other waterways on the Property, will be addressed as part.
of the overall management of the site, particularly to maintain the quality of water leaving the site, thereby protecting salmon habitat, other downstream aquatic resources, the adjacent wetland, and groundwater recharge.

**Scenic Resources:** This property provides outstanding farm and open space scenic opportunities associated with the Lower Green APD. The agrarian activity and aesthetic contribution from the open space and agricultural use can be seen from State Route 167 and the West Valley Highway, as well as South 277th Street.

**Equity/opportunity area projects that seek to redress historic disparities in access to open space:** Suitable farmland with associated infrastructure is needed to provide realistic opportunities for commercial farming, as well as to serve a center for farmer training and to establish a community garden at a scale that can benefit a large number of community members, is not available within urban boundaries. The Boscolo Farm meets those criteria and offers a unique opportunity to address the lack of affordable and accessible farmland in South King County for socially disadvantaged families and farmers in Kent, Auburn, Tukwila, Federal Way and Des Moines. Of significant importance, the property is accessible to residents that rely on public transportation. To illustrate the potential value of this property, a group of immigrant/refugee farmers farmed a portion of the property a number of years ago, before they lost their lease and moved to Red Barn Ranch...they ultimately lost the opportunity to farm there as well when Tilt Alliance was no longer able to operate their incubator farm. Those farmers would like the opportunity to return to the Boscolo property.
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

Educational/interpretive opportunity: Acquisition of this farm will provide King County with a significant platform for immigrant/refugee and beginner farmer training. Workshops would be held in the native languages of south King County farmers and would support both commercial farming and a community garden.

Threat of loss of farmland resources: In 1959, there were approximately 100,000 acres of prime farmland in King County; however, by the late 1970’s approximately half of these acres had been permanently converted to other uses. The inception of the Farmland Preservation Program in 1979 and the implementation of a variety of County policies and initiatives since then have helped to greatly reduce the loss of farmland. However, by current estimates, the original 100,000 acres of prime farmland has been reduced to approximately 41,000 acres, most of which are within the designated APDs. Although APD designation offers some protection, it is frequently challenged and may not be sufficient to provide protection on a permanent basis. Acquiring this farm for the purpose of leasing to immigrant/refugee and beginner farmers ensures the property will remain affordable to farmers and thus more likely to be used for agriculture or open space uses.

Feasibility: Ownership complexity/willing seller(s)/community support:
The Boscolo farm is currently advertised for sale by Kidder Matthews, a national real estate firm associated with global partners. FPP staff has reached out to the owner’s agent with the intent of appraising the property.

Describe any public or private partnerships that will enhance this project: This Project will further advance relationships with a variety of local partners, such as Living Well Kent, Food Innovation Network, Highline College, International Rescue Committee, Elk Run Farm, and other valuable immigrant/refugee communities and partners. Those groups, and others, would be key to a successful farmland leasing program and to develop the site for farmer training. Additionally, we would look to one or more of the community groups to help establish and manage a community garden and, if appropriate, a local farm stand.

The Project offers a unique opportunity to address the lack of affordable and accessible farmland in South King County for economically disadvantaged families and farmers. The farm’s strategic proximity to the cities of Kent, Auburn, Federal Way, Tukwila and Des Moines makes it accessible to residents that rely on public transportation. At the same time, the farm possesses attributes that make it more attractive than smaller growing sites that are located within nearby cities; including its large acreage, good soils, perimeter fencing, history of crop production, and home site with parking area and storage building. Public acquisition of the farm will not only address the significant need for farmland and growing space for the vulnerable families and communities that our organizations represent, but it will also provide much needed community gathering space and will raise awareness of and access to healthy foods within these communities.
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”[2]</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>3522049008</td>
<td>19.26</td>
<td>A10</td>
<td>197,000</td>
<td>28,000</td>
<td>481,000</td>
<td>Fee</td>
</tr>
<tr>
<td>3522049040</td>
<td>20.65</td>
<td>A10</td>
<td>174,000</td>
<td></td>
<td>413,000</td>
<td>Fee</td>
</tr>
<tr>
<td>3522049014</td>
<td>33.08</td>
<td>A10</td>
<td>242,000</td>
<td></td>
<td>662,000</td>
<td>Fee</td>
</tr>
<tr>
<td>3522049103</td>
<td>17.33</td>
<td>A10</td>
<td>158,000</td>
<td></td>
<td>347,000</td>
<td>Fee</td>
</tr>
</tbody>
</table>

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

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

Estimate is based on a value of $20,000-$25,000 per acre for farm ground. Appraisal of the property to determine actual market value will begin as soon as possible.

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

All parcels are participating in the Farm and Agriculture Program, the current use taxation program for commercially active farms.

SECTION 5. PROPERTY USE, STEWARDSHIP, AND MAINTENANCE

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

The intended future use of the Property is to keep it in agricultural production. The farm will be available to immigrant/refugee farmers and communities, as well as beginner farmers. It may also serve as a center for farmer training and as a community garden at a scale that can benefit a large number of community members.

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

The Property is protected by FPP Deed and Agreement Relating to Development Rights. It will be maintained as farmland, leased to immigrant/refugee groups and individuals for farming and agricultural purposes. It will be stewarded by the Water and Land Resources Division, in particular the Ag Unit.

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

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

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

[3] Visit www.kingcounty.gov/incentives, and use the “Interactive Map” to check enrollment for your target parcel(s).
Short term challenges will be preparing the farm ground for more crop production, which will include enhancing the farm’s drainage through the Agricultural Drainage Assistance Program (ADAP). Long term challenge is acquiring water rights for irrigation, which would increase agricultural food production.

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

Structures would remain to support agricultural operations. No demolition costs are anticipated.

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

No.
SECTION 6. PROJECT BUDGET

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

FUNDING REQUEST

<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

<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>$2,000,000</td>
</tr>
<tr>
<td>Title and appraisal work</td>
<td>$20,000</td>
</tr>
<tr>
<td>Closing, fees, taxes</td>
<td>$10,000</td>
</tr>
<tr>
<td>Relocation costs</td>
<td>NA</td>
</tr>
<tr>
<td>Hazardous waste reports</td>
<td>NA</td>
</tr>
<tr>
<td>Directly related staff, administration and legal costs</td>
<td>$10,000</td>
</tr>
<tr>
<td>Only if applicable: Value of land used as match⁵</td>
<td>NA</td>
</tr>
<tr>
<td>Total Estimated Project Costs</td>
<td>$2,000,040</td>
</tr>
</tbody>
</table>

FUNDING/MATCH TABLE

Please document the sources of match that you have secured, or intend to seek, towards the parcels that are the current funding targets. If you don’t yet have match secured, please note how you plan to obtain it.

If you seek a match waiver (based on equity/opportunity area determination), please write “Match Waiver Requested” in table below and complete Supplemental Form #1: Equity/Opportunity Area Determination.

<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>$2,000,000</td>
</tr>
<tr>
<td>Past CFT Funding Available (i.e., funds remaining from past awards, to be spent on current target parcels)</td>
<td>2017</td>
<td>$377,000 (includes reallocation of Red Barn Ranch award)</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>MATCH FUNDING STILL SOUGHT</th>
<th>Date Funding Anticipated</th>
<th>Dollar Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sources/ Plan to obtain match?:</td>
<td>Match Waiver Requested</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.
SECTION 7. BOND FUNDING POTENTIAL (SPECIAL SECTION FOR 2019)

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

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

Bond funding not being pursued.
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;

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: Although income in this area is in the 46th percentile, the farm will be available to farmers who live in areas that are the lowest third of medium income for King County and from the cities of Kent, Auburn, Federal Way, Tukwila and Des Moines.</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: Hospitalization rates for the census tract of this farm are in the 64th percentile. It is expected that the tenant farmers will be from areas that are in the highest one-third and from the cities of Kent, Auburn, Federal Way, Tukwila and Des Moines.</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): This farm is in the Agriculture Production District and not an urban area. There is NO comparable property with prime agricultural soils within the UGB that could substitute for this Project.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
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)

The Property offers a unique opportunity to address the lack of affordable and accessible farmland in South King County for socially disadvantaged families and farmers. The farm’s strategic proximity to the cities of Kent, Auburn, Federal Way, Tukwila and Des Moines makes it accessible to residents that rely on public transportation. At the same time, the farm possesses attributes that make it more attractive than smaller growing sites that are located within nearby cities; including its large acreage, good soils, perimeter fencing, history of crop production, and home site with parking area and storage building.

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)

The Property’s strategic proximity to the cities of Kent, Auburn, Federal Way, Tukwila and Des Moines, which are urban areas that support lower income individuals.

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?

Public acquisition of the farm will not only address the significant need for farmland and growing space for the vulnerable families and communities, but it will also provide much needed community gathering space and will raise awareness of and access to healthy foods within these communities.

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)

The Property’s proximity to Kent, Auburn, Federal Way, Tukwila and Des Moines, makes it an ideal site available to residents/farmers from areas/cities mapped as having the greatest and most acute needs for farmland.

South King County is home to over 12,000 refugees (King County Office of Performance, Strategy and Budget, 2012), an especially vulnerable population that faces the myriad health, economic, cultural, educational, linguistic and systemic disparities that confronts all non-native English speakers and communities of color. Refugee and immigrant families who grew food in their native countries have resettled with little or no land in urban areas accessible for cultivation. Despite agrarian backgrounds, it is challenging to navigate the systems and resources, both formal and informal, and to lease or purchase land for farming. Furthermore, basic needs services and designated affordable housing are based in urban areas and constrains their ability to move to rural areas to pursue farming.

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

The Boscolo farm is located in an area of prime agricultural soils within the Agricultural Production District. The opportunity for King County to acquire a large farm with such characteristics, have strong support by
local non-profits, and maintain it for food production, provides an ideal and unique situation to successfully increase farming opportunities for some of our disadvantaged resident farmers.

South King County is currently home to only a handful of community gardens and urban farms. SeaTac, Kent, Tukwila, Des Moines and Burien each only have 1 or 2 gardens. The region is underserved in comparison to neighboring Pierce County, which is home to almost 80 community gardens; and Seattle, which has at least 88 in the Department of Neighborhoods P-Patch Program plus additional urban farms. Demand for space exceeds available room at the few existing gardens in South King County. For example, the Namaste Garden in Tukwila was recently doubled in size to serve 90 refugee families and there is still a two-year wait list for new gardeners to receive plots.

The Food Innovation Network (FIN) also tracks individuals interested in growing food for the market, and has identified a common challenge: finding affordable land for production. While the acreage pales in comparison to rural farming, urban and suburban farms and community gardens grow a surprising amount of food. For example, based on the Rutgers New Jersey Agricultural Experiment Station General Guideline of \( \frac{1}{2} \) pound of food produced per square foot, a half-acre community garden can produce almost 11,000 pounds of food annually.\(^1\) Additionally, a half-acre community garden can host forty 300 square foot garden plots, meaning that the average gardening family can take home 275 pounds of food annually.

In March 2017, FIN, Forterra, and the International Rescue Committee (IRC) held a South King County Urban Agriculture Convening with over 25 people attending from local organizations and government. Participants either currently manage urban agriculture projects/programs or have strong interest in playing a role to expand urban agriculture opportunities. However, the participants identified barriers to expanding their access to urban agriculture, including challenges identifying land for food production, negotiating land use agreements, securing funding for land acquisitions, identifying and establishing market opportunities for sale of produce, and accessing resources. Participants expressed a strong interest in meeting on an ongoing basis to share information and build a coordinated, collaborative network of stakeholders and resources.

\(^1\) Jack Rabin, Gladis Zinati, and Peter Nitzsche, “Yield Expectations for Mixed Stand, Small-Scale Agriculture.” https://njaes.rutgers.edu/pubs/urbanfringe/pdfs/urbanfringe-v07n01.pdf
SUPPLEMENTAL FORM #2: NON-GOVERNMENTAL APPLICANTS, continued

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.

Beginning in late summer 2018, the Ag Unit of the Water and Land Resources Division participated in workshops held by Living Well Kent, Highline College, and various other immigrant/refugee community groups. A main purpose was to interview these groups and individual farmers to determine who, where and how many of these folks are interested in farming, as well as other agriculture related assistance desired to be successful. The conclusion from the information gathered is there are huge needs in southern King County for access to farmland, technical assistance, and developing market opportunities for these communities and their farmers. The Ag Unit has for the past several years also engaged with and has relationships with these and other non-profits whose goals are increasing food access and farming opportunities for disadvantaged and vulnerable County residents. Attached is a letter of support from four of these groups.

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.

$1,000,000

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

Application(s) would be made to receive funding from other sources – those would include state or federal grants. There would also be efforts to engage with other preservation partners financially able and interested in a successful Proposal.
March 5, 2019

Conservation Futures Program
c/o Ingrid Lundin, Program Director
201 S. Jackson St., Suite 600
Seattle, WA 98104

Dear Conservation Futures Advisory Committee,

It is our pleasure to write this letter on behalf of the South King County Urban Agriculture Network (SKUAN) in support of King County’s Department of Natural Resources and Parks (KC DNRP) application to the CFT Program for funding to acquire the Boscolo Farm Property. Acquisition of this strategically located farm by King County DNRP has the potential to significantly improve badly-needed access to green spaces for self-cultivation and farming for immigrant, refugee, and low-income families across South King County.

The SKUAN was established in 2017 as a vehicle for improving the coordination and collaboration between community organizations and residents working to improve food access and urban agriculture for immigrant, refugee, and low income families in South King County. The accessibility of affordable land for growing food is the most significant barrier facing SKUAN and its members. South King County is home to over 12,000 refugees (King County Office of Performance, Strategy and Budget, 2012), an especially vulnerable population that faces the myriad health, economic, cultural, educational, linguistic and systemic disparities that confront all non-native English speakers and communities of color. Refugee and immigrant families who grow food in their native countries have resettled with little or no land in urban areas accessible for cultivation. South King County is currently home to only a handful of community gardens and urban farms (a stark comparison is the 80 community gardens in neighboring Pierce County.

The Boscolo Farm offers a unique opportunity to address the lack of affordable and accessible farmland in South King County for socially disadvantaged families and farmers. The farm’s strategic proximity to the cities of Kent, Auburn, SeaTac, Tukwila, Renton, Burien and Des Moines makes it easily accessible to residents that rely on public transportation. At the same time, the farm possesses attributes that make it more attractive than smaller growing sites that are located within nearby cities; including its large acreage, good soils, perimeter fencing, history of crop production, and home site with parking area and storage building.
We the members of the SKUAN fully support the County’s efforts to acquire the Boscolo Farm. Public acquisition of the farm will not only address the significant need for farmland and growing space for the vulnerable families and communities that our organizations represent, but it will also provide much needed community gathering space and will raise awareness of and access to healthy foods within these communities.

Sincerely,

Kara Martin
Food Innovation Network

Barb Shimizu
South King County Food Coalition

Nicky Smith
International Rescue Committee—New Roots Program

Mara Bernard
White Center Food Bank

Bobby Butler
Highline College—Urban Agriculture Program

Scott Kreidermacher and Lara Randolph
Sustainable Renton

Jessica Vu
Forterra
Tahmina Martelly
World Relief Seattle

Zack Knight
Living Well Kent

Sian Wu

David Bulindah and Dickson Njeri
Wakulima USA

Community Advocates
Mae Normand
John Feeney
Sebastian Randolph
Steve Randolph