CONSERVATION FUTURES TAX LEVY (CFT) APPLICATION FOR 2020 FUNDS

Project Name: Urban Greenspace – Skyway and White Center

Applicant Jurisdiction: King County Parks

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: 20
(Identify the acreage targeted under this year’s funding request)

CFT Funding Request: $975,000
(Dollar amount of CFT award requested)

Total Project Acreage: 100
(Estimate total acreage at project completion for multi-year projects)

KC PL Funding Request: $525,000
(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: 2 and 8

CONTACT INFORMATION

Contact Name: David Kimmett
Phone: 206-510-5668

Title: Open Space Program/Project Manager
Email: david.kimmett@kingcounty.gov

Address: 201 S Jackson St. Seattle, WA 98104
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.

Acquisition of green space in King County’s unincorporated urban neighborhoods of Skyway (West Hill) and White Center (North Highline).

This project continues King County Parks’ long term mission to increase public green space in unincorporated urban communities. Working with King County’s Open Space Equity Cabinet and local community groups, King County Parks will identify opportunities to create new urban parks, trails and open space in the Skyway and White Center neighborhoods.

This current request has two primary and immediate goals:

• Working with the White Center Community Development Association, the North Highline Unincorporated Area Council, and other White Center/North Highline cultural and community organizations, utilize match-free CFT funds to identify and secure initial acquisitions in the White Center Equity Focus Area, see map. No specific properties have been identified to date.

• Working with the West Hill Community Association, Skyway Solutions and other Skyway/West Hill cultural and community organizations, identify and secure strategic acquisition opportunities in the Skyway community, including Brooks Village. There is a current opportunity to acquire the Brooks Village parcels which would help create a 34-acre urban forest and wetland complex.

The current request includes $750,000 of CFT for White Center and $750,000 of Park Levy funds for Brooks Village.

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

Application – Page 1
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

Wildlife habitat, salmon habitat and aquatic resources. Brooks Village is part of a 34-acre mature urban forest and wetland that provides invaluable wildlife habitat.

The Brooks Village parcels and the adjacent parcels owned by King County WLRD and Seattle Public Utilities (SPU) form the headwaters for Taylor Creek. The WLRD site is part of the Mitigation Reserve Bank program.

Taylor Creek is located near the south end of Lake Washington in southeast Seattle. The creek originates in unincorporated King County and passes through a natural area known as Dead Horse Canyon within Lakeridge Park. It then passes through residential yards and a culvert under Rainier Avenue S. before discharging into Lake Washington. The culvert under Rainier Avenue S., along with other barriers in the creek, prevents fish passage to good quality habitat in Dead Horse Canyon. Seattle Public Utility is planning to construct a culvert improvement project that will increase Chinook salmon rearing habitat at the mouth of Taylor Creek and provide fish passage up Taylor Creek into Dead Horse Canyon.

Urban natural area. The Brooks Village target parcels (14.3 acres), the privately owned adjacent parcels (5.73 acres - highlighted in yellow) are undeveloped and 100% forested. These parcels along with the county’s WLRD parcels (10.3 acres) and the Seattle Public Utility parcels (3.78 acres) comprise a contiguous urban forest and wetland complex of 34.11 acres.

Park, open space and natural corridor addition. The Brooks Village parcels and the privately owned parcels add to the existing WLRD and SPU forest and wetlands. In addition, the Brooks Village site is adjacent to a Seattle City Light Power line which has a social trail that is used by local residents. Further north in Seattle the 5-mile Chief Sealth Trail follows the same power line from Seattle Parks’ Kubota Garden to the south end of Beacon Hill near Jefferson Park. Brooks Village could become a trailhead for a future Chief Sealth trail extension into the Skyway community.

Passive recreation opportunity/unmet needs. The White Center acquisitions will provide passive recreation opportunities in underserved areas. The Brooks Village acquisition provides a unique opportunity to provide a self-contained trail network and access to a future regional trail under the adjacent power line.

Equity/opportunity area projects that seek to redress historic disparities in access to open space. The White Center acquisitions will take place in the White Center Equity Focus Area, see map.
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. Brooks Village provides a great opportunity to educate the public on the social health and ecological benefits of urban forests, wetlands, streams, birds, amphibians, urban wildlife and salmon. Depending on the location and existing site conditions, any White Center acquisition could also provide similar opportunities, in particular, the ecological and cultural importance to indigenous peoples of the Duwamish Waterway.

Threat of loss of open space resources. The White Center acquisitions will target both undeveloped sites that have an urban forest component and/or undeveloped vacant sites that could be converted into green space.

Brooks Village is zoned for a large urban residential development, 8 units per acre. Such a development would severely impact the mature urban forest on the site. The sensitive areas on site could reduce the amount of development but the developable areas of the site would need to be cleared of trees.

Feasibility: Ownership complexity/willing seller(s)/community support. King County’s Department of Community and Human Services (DCHS) took ownership of the Brooks Village property in 2004 after a developer failed to complete a project that was approved for development in 1997. DCHS had identified the site for affordable housing at 8 units per acre, but to date no developer has been found.

In June 2018 DCHS designated the property as surplus and made it available to other King County agencies. DCHS staff believe that funds from the sale of the property could be used to secure more appropriate affordable housing sites in Skyway – West Hill community.

King County Parks is using committee approved Park Levy funds to complete a full appraisal. Parks and DCHS staff will engage with Skyway – West Hill organizations to determine if there is community support for this property to become urban park green space.

Describe any public or private partnerships that will enhance this project. As mentioned, local organizations in White Center and Skyway will help determine appropriate acquisitions in their communities. There may be exciting opportunities to partner with local community organizations to program, develop and restore future park sites in White Center and Skyway.

Is the property identified in an adopted park, open space, comprehensive, or community plan? Yes. The Brooks Village parcels are zoned for R8PSO in the West Hill Subarea Plan, which is currently being updated through a community outreach process.

R8PSO is a residential development at 8 dwelling units per acre, modified with the following development codes: parcel specific condition (P), and special district overlay (SO).
SECTION 4. PARCEL DETAILS

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>Estimated Cost to Purchase Desired Property Interest</th>
<th>Property Interest Sought (fee, easement, or TBD)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1148300100 to 0500 (Brooks Village - 55 parcels)</td>
<td>14.3</td>
<td>R8PSO</td>
<td>Variable – Approx. $100,000 per parcel</td>
<td>$5 million</td>
<td>Fee</td>
</tr>
<tr>
<td>White Center - variable</td>
<td>TBD</td>
<td>TBD</td>
<td>TBD</td>
<td>TBD</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): White Center: multiple parcels, TBD. Skyway: 1123049057, 1123049210, 1123049035, 1123049083, 1123049046

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

Assessor value estimate.

B. Are any parcels enrolled in the Current Use Taxation program (a voluntary conservation program)? No.

SECTION 5. PROPERTY USE, STEWARDSHIP, AND MAINTENANCE

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

Passive urban recreation, habitat restoration, public use.

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?

King County Parks’ operations program, volunteer program and business development program. Funds: King County Park Levy and Community Partnership Grant funds. Other urban park and open space development grant funds could be sought.

C. What are the biggest challenges you anticipate in managing this site? Park operations staff resources.

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

No.

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, not at this time, but will be determined as we engage with the White Center and Skyway communities.

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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.

4 Visit 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>PROJECT COSTS</th>
<th>REQUESTED AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>CFT Funding Request</td>
<td>$975,000</td>
</tr>
<tr>
<td>KC Parks Levy (PL) Request (for county projects only)</td>
<td>$525,000</td>
</tr>
<tr>
<td>Total Funding Request</td>
<td>$1,500,000</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>$525,000</td>
</tr>
<tr>
<td>Title and appraisal work</td>
<td>$40,000</td>
</tr>
<tr>
<td>Closing, fees, taxes</td>
<td>$15,000</td>
</tr>
<tr>
<td>Relocation costs</td>
<td></td>
</tr>
<tr>
<td>Hazardous waste reports</td>
<td>$10,000</td>
</tr>
<tr>
<td>Directly related staff, administration and legal costs</td>
<td>$25,000</td>
</tr>
<tr>
<td>Only if applicable: Value of land used as match³</td>
<td></td>
</tr>
</tbody>
</table>

| Total Estimated Project Costs                       | $615,000                        |

FUNDING/MATCH TABLE

Please document the sources of match that you have secured, or intend to seek, for 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>None</td>
</tr>
<tr>
<td>Past CFT Funding Available</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>(i.e., funds remaining from past awards, to be spent on current target parcels)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>MATCH FUNDING SECURED Sources/Status:</th>
<th>Date Funding Secured</th>
<th>Dollar Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Park Levy</td>
<td>2019 funds</td>
<td>$450,000</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>MATCH FUNDING STILL SOUGHT Sources/ Plan to obtain match?:</th>
<th>Date Funding Anticipated</th>
<th>Dollar Amount</th>
</tr>
</thead>
</table>

³ 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.
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
There is every intent to complete a White Center acquisition in 2019. The Brooks Village acquisition will take longer to process through the community and raise funds.

☒ B. Transaction is highly likely to be successful
There is every intent to complete a successful White Center acquisition in 2019. The Brooks Village acquisition will take longer to process through the community and raise funds.

☐ C. Match is secured

☒ 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.)

All White Center and Skyway acquisitions are planned to be in fee.
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”).

The following applies to the White Center Equity Focus Area.

<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>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>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>
</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.

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**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)

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)

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?

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)

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

We have begun to engage with the White Center Community Development Association (WCCDA), the North Highline Unincorporated Area Council (NHUAC), and other White Center/North Highline cultural and community organizations. We have attended one NHUAC meeting in November 2018 and another on March 7th. Further outreach with WCCDA is planned.

We are planning to engage with the West Hill Community Association (WHCA), Skyway Solutions and other Skyway/West Hill cultural and community organizations. In the Fall 2018, Parks staff set up an information table at a West Hill Subarea Plan community planning meeting at the high school. And on the last Saturday morning in March Parks staff met with members of WHCA at a coffee social.

Senior Parks’ management team members met with White Center and Skyway community members to discuss the upcoming King County Parks Levy initiative. The Parks Levy provides funding and CFT match for county sponsored acquisitions.

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.

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>☒</td>
</tr>
</tbody>
</table>

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

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

$[suggested dollar amount]

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

- **Red**: 2020 Target parcels
- **Yellow**: Long term acquisitions

Department of Natural Resources and Parks
Parks and Recreation Division

King County WLRD
Seattle Public Utilities
Brooks Village
King County
Seattle
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Date: 3/19/2019

King County