Project Selection Criteria for Jefferson Park and Community Center Prop. 84 Award

1. Critical Lack of Park Space

According to the Community Fact Finder Report, the ratio of useable park space per 1,000 residents within proximity to the Project Site is 0.0 acres/1000 residents. However, there is a very small park located just barely within a half mile radius southeast of the project at 14th and E that does not show on the community Fact Finder. We have reported it to parkupdates@parks.ca.gov.

2. Significant Poverty

A. According to the California State Parks Community Fact Finder the median household income near the project site is $24,696 – not much more than half the $47,331 threshold and well below the Humboldt median household income for 2009 of $35,985. This is one of the poorest and most ethnically diverse neighborhoods in the County. The poverty rate for Humboldt County in 2009 was 19%, but the Fact Finder reports shows that 32.6% of the residents living near the proposed parkland are below the poverty line (1,255/3,848), which confirms the high poverty rate in the Westside neighborhood. **B.** The Community Fact Finder reports that there is a population of 3,848 living near the project site, and that 1,255 people are below the poverty line, and there are 2.91 persons per household in California so theoretically, there could be about 1,322 families living in proximity to the new park.

3. Type of PROJECT - A. Creating a NEW PARK

- The Jefferson Project will create a new park and community center. The property is an abandoned neighborhood school and schoolyard. The school served an ethnically diverse, low income community and closed in 2005.

- The nearest park is ½ a mile away, and there are no nearby recreation facilities.
- The Jefferson Project will create open space by unlocking over an acre of asphalt, converting it to green space by: creating community gardens, a large grassy field area and shaded park.

4. Community Based Planning (10 page response or less)

The applicant met with the residents for the design of the park at the following convenient meetings in the critically underserved community.

Meeting #	Meeting Type, Venue, Address	Time am-pm	Day of Week	Date/Year
1	Community Scoping meeting Wharfinger Building 1 Marina Way Eureka CA,	5:30 PM	Thurs	9/25/2008
2	Jefferson Playground Committee, private home ½ block from proposed park site, 824 B St, Eureka, CA	6:30 PM	Tues	3/10/2009
3	Jefferson Park Committee, private home across the street from the proposed park site, 1015 B St, Eureka, CA	6:00 PM	Wed	4/8/2009
4	Jefferson Park Committee, private home across the street from the proposed park site, 1103 B St, Eureka, CA	3:00 PM	Sun	11/29/2009
5	Jefferson Joint Committee Meeting, City Hall, 531 K St, Eureka, CA	4:30 PM	Wed	4/28/2010
6	Jefferson Park Committee, City Council Chambers at City Hall, 531 K St., Eureka, CA	6:00 PM	Thurs	6/17/2010
7	Jefferson Park Committee, Park Site 1000 B St, Eureka CA	11:00 AM	Sat	8/7/2010

A total of seven meetings were held by residents of this critically underserved community to design the park between September 25, 2008 and August 7, 2010.

Meeting 1 was a community scoping meeting publicly noticed and facilitated by two city councilmembers and the Jefferson Committee was formed. Meeting 2 was held at a private home in the neighborhood just down the street from the proposed park site. Meetings 2, 3, 4, and 7 were held within ½ block of the proposed park, well within walking distance. Meetings 5 and 6 were held at Eureka City Hall, which is located less than one mile from the neighborhood and the proposed park. Car pooling and rides were offered. Refreshments were served at all meetings. Meetings were purposely staggered in time and day of week as well as location to meet varying employment and family schedules. Children were welcome at all meetings. Two of the meetings were held on a weekend. Three were evening meetings, two were in the afternoon, and one was a mid-morning event (on a weekend) and three were accessible to people with disabilities.

B. The methods used to engage a broad representation of residents are presented in the table below:

Meeting #	Description of the method(s) used to invite RESIDENTS To this MEETING.	Number of RESIDENTS who participated in this MEETING.	General description of the RESIDENTS (youth, seniors, families or other groups) who participated in this MEETING.
1	Press release to local media and presented at televised City Council meeting	56	Various ages, professions, ethnicities and incomes
2	Email, door-to-door invitations, posted flyers in high traffic areas, provided refreshments, invited City Council members, staff, and County Supervisors	20	Youth, Seniors, Families, Neighbors, local Councilmen
3	Email, door-to-door invitations, provided refreshments, announced at televised City Council meeting.	22	Youth, Seniors, Families, Neighbors,2 local Councilmen, assistant City Manager

4	Email, door-to-door invitations, provided refreshments, invited City Council members, staff, and County Supervisors	8	1 child, 4 seniors, 3 adults, ethnically diverse
5	Email, door-to-door invitations, provided refreshments, invited City Council members, staff, and County Supervisors	9	1 child, 2 seniors, 6 adults
6	Email, partnered with community organizations to assist with outreach, provided refreshments, door-to-door invitations, posted flyers in high traffic areas, announced at televised City Council meeting.	24	Youth, Seniors, Families, Neighbors, 3 local Councilmen, assistant City Manager, City Manager
7	Email, partnered with community organizations to assist with outreach, provided refreshments, door-to-door invitations, posted flyers in high traffic areas, announced at televised City Council meeting.	45	Youth, Seniors, Families, Neighbors, 1 local Councilmen, assistant City Manager, Mayor

Prior to meeting 6, the City of Eureka hired an architect, Martha Jain, to assist the park committee in deciding on the major elements to be incorporated into a park's final design. She met with the residents at meeting 6 to sketch out options for site plans and hear the list of features that residents proposed.

The Jefferson Park Committee was given a $2,000 grant by First 5 Humboldt's Better Together Grassroots Grants Committee and $250 planning grant from Humboldt Area Foundation. These have been instrumental in helping our committee engage residents in all phases of the community based planning process for organizing and implementing the park design charrette and are still being used for outreach.

Meeting 7 allowed residents of the neighborhood to review and comment on the draft site plan created by the hired architect. The children were able to vote for their choice of playground equipment by placing colored dots on large pictures of approved playground equipment. (Red for 1st choice, green for 2nd choice .etc).

C. The residents of the critically underserved community were enabled to design the features of the park in the following ways.

Goal 1: **The RESIDENTS worked together to identify and prioritize RECREATION FEATURES** During all meetings an easel for notation and drawing was used to facilitate gathering ideas. In the earliest meetings, residents were encouraged to “think big” without budgetary concerns, but focused on needs and wishes. Responses were not limited to a few predetermined options presented by a committee. The residents were encouraged to dream. The list was extensive and involved a combination of physical features (green space, playground equipment), activities (community gardening, basketball) and desired outcomes (quiet, NO FEES, parking that will provide least impact on neighbors). It did not go unnoticed that the very act of coming together to work on this project was strengthening and deepening a sense of community.

- **Selection of the RECREATION FEATURE(S):**

Through careful listening and discussion of how best to incorporate as many ideas for recreation in the 1.2 acre section of the property designated for a park, it became clear that Green Space was the highest priority. Not only would a large expanse of grass provide for an abundance of field activities but it’s very presence would transform the entire community physically and uplift our spirits. The existing basketball courts are ideally situated at the south end of the park. They were also identified as a high priority because there is no full size court within several miles of this community. The closest court is an indoor facility that charges a fee and is a 30-minute bus ride away, and requires court shoes. Even with the Jefferson School being closed, locals break in to use the court on any day that weather permits.

When the school was put up for sale in 2006, all of the playground equipment was removed. This underserved community has been without a children's playground for over five years. The opportunity to design a new playground using the latest techniques and materials is one of the most engaging and ongoing discussions at our meetings. Consideration of paved paths and general circulation around and within the park played a major role in helping to sort out other needs such as safe places to stroll, use a walker or baby carriage. Several initial proposals were eliminated such as: dog park (too expensive, high maintenance not inclusive), tennis courts and a batting cage (not enough room, few residents play, and/or there are courts and cages at other parks in the city).

Trees, plant beautification, and a small but highly productive community garden are features of great importance to this neighborhood, which not withstanding its low income and some blight, is filled with many beautiful small gardens and a cultural diversity that finds common ground in gardening. Uses for the building included, community center, school, art, performing arts, music, community kitchen, community meeting rooms, and library. Neighbors took turns leading the discussions and taking notes. Several community members expressed their pleasure that the meetings were orderly, exciting, and productive and that the refreshments were great.

• **DESIGN of the RECREATION FEATURE(S):**

As the original Jefferson Park and Playground Committee (now a committee of WCIA) was partnered with the City Of Eureka, the City hired an architect in 2010 to help the residents focus their ideas and move forward to a workable plan. The community group met with Martha Jain (the architect) at City Hall (Meeting #6) where there was a

large electronic smart board which allowed for the placement and easy rearrangement of the recreational features and quick graphing of ideas expressed by the 20+ participating residents at this meeting on June 17, 2010.

This critical meeting gave the residents direct access to an architect and city planners. With their expertise the city staff, were able to help prioritize the wishes of the community and bring budgetary and physical parameters into the discussion. From this meeting, the architect was charged with coming up with a comprehensive design that incorporated the main agreed upon features and placements. These were:

- Green Space
- Basketball Court (located as is)
- Community Garden Beds or Boxes
- Perimeter and Winding Paths
- Playground and Equipment
- Bathrooms, Accessible Parking
- Trees, Minimal fencing (for safety)
- Garbage cans (sturdy beautiful and easy to maintain)
- Comfortable and attractive Benches and Picnic Tables
- BBQ's
- Decorative Bicycle Parking Rack.

And if money and space allowed, the residents asked that consideration be given to including: a drinking fountain; lighting (allowing for the park to be safely used until 9:00pm in this working class neighborhood where some people do not get off work until 6pm or later); a green sound buffer for the house closest to the playground on the North side of the park, if owner wishes a buffer; and an art feature (emblematic of the new empowerment felt in the community by this process). The neighborhood was surveyed by local youth, WCIA and First Five Better Together, 52 surveys were completed which asked what kind of programs would be best suited for the building. The themes of school, day care, kitchen, library, computer access, and after school services were all

repeating.

Goal 2: **The RESIDENTS engaged in a process to reach a general agreement on the location of the RECREATION FEATURE(S) within the PARK.** In order to maximize attendance by neighborhood residents at our August 7, 2010 meeting, City staff requested the use of the proposed park site. The request, made on behalf of the Jefferson Park and Playground Committee to the Eureka City Schools Governing Board, allowed this critical Planning Design Meeting to be held on the existing Jefferson School playground, which had remained locked from the time that the school closed in 2005. The site is high fenced, and encloses 1.2 acres of solid asphalt.

The meeting was highly publicized and posters were put up on poles throughout the Westside community. Each group of two or more who put up posters also talked to neighbors in their yards and homes. Children were especially made welcome. Healthy food and drinks were provided by the committee. This meeting was a chance for the larger community to have a look at the plans worked-up by the architect and to continue the process of more input and refinement to the plan. The excellent plans and renderings were met with warm general approval. For many, the drawings made the entire project seem suddenly real and doable. The architect and City planners had listened well. All of the major elements decided at the City Hall meeting were incorporated and located in the places agreed upon. A lot of discussion followed about the use of bikes, skates and skateboards in the park, mostly along generational lines. The reasons for the placement of major elements such as green space, garden boxes, and playground equipment were reiterated, and elaborated on by the architect to make sure there was general agreement and acceptance.

The highlight of the meeting was the selection of approved playground equipment by the kids. Large photos were on display and the young folks were given colored dots to place on the pictures of the equipment they liked the most. The children, who are very up to date in their choices, often had to explain to parents exactly how the equipment was used.

Goal 3: **The RESIDENTS engaged in a process to provide other PARK DESIGN ideas** Throughout the design process, there were ideas that expressed the concerns and faced the realities of our underserved community. One of the greatest needs is for public safety. From the beginning of this project to save the school building and create a community centered facility and park, the potential for crime, misuse, and vandalism have been clearly articulated. We are fortunate that the main police station is only a few blocks from the Jefferson School and patrol cars routinely pass.

The Westside neighborhoods have had waves of crime throughout their history; the worst having occurred in the late 1980's through the 90's. That period has left the impression that the area is far more crime-ridden then is actually the case at this time. There has been a steady reinvestment in this community by people of all ages and socio-economic status who wish to live in a more urban environment that entails less driving, more walking, more compact neighborhoods, and greater proximity to services and recreation. The Jefferson site is located in the very heart of this renewing community. Our many amenities include the main post office, which is three blocks away, a new large Co-op grocery store at four blocks, the vibrant center of Eureka, known as Old Town, is a five-minute walk, with cafes, unique shops and bookstores. Senior services and a new Alzheimer's Resource center are only three bus stops away. A system of trails is well under construction along Eureka's bay front that will soon make

it possible for Westsiders to walk and bike along its shores with a 15-minute walk from the Jefferson site.

The police department has been most enthused by the community efforts to reach out to them. The WCIA has formed an informal watch group with the police that has kept the Jefferson School site free of drug trafficking (stated in our meeting minutes) and substantially reduced graffiti. The WCIA is not legally allowed to make any improvements to the building until we have ownership, but the community has swept the basketball court, cleaned the gutters, cut the small patch of lawn in front of the school, trimmed some of the shrubs and picked up ALL trash for the last 3 years. As soon as we can access the building, we will release funds from our “Adopt-A-Window Fund” which has been fully funded by members of the community to replace all 35 broken windows at a cost of $100 per window estimated by a bid contract.

The desire to continue and expand our efforts at safety and beautification of the neighborhood were a priority in working on the design of the park space. Consulting with police officers helped make the design decision to place all features in the park, including trees, to keep sightlines as open as possible (e.g. no hidden corners or dark recesses), allowing for easy monitoring from a patrol car and adjacent homes.

The south side of the property has the greatest elevation change from its high eastern point (approx. 8 ft) to its ground level western street corner. The wall created where the city sidewalk meets the playground edge is a retaining wall. The wall, plus its necessary fence, creates a perfect barrier for the basketball court on the flat playground area inside. This is the reason the court is so perfectly placed and will remain located there. However, as the slope ends at ground level the fence reaches the corner and

creates a fenced corner with all of the appeal of a zoo cage. The architect skillfully showed in her drawings a concept that involved making the sidewalk at the corner into a larger “round” extending less then two feet into the street, creating a real feeling of entering a park and calming traffic.

Obstacles in achieving ownership of the property have in reality only given us more time to refine the design, garner support and become more inclusive. There is no reason the above mentioned fence adjacent to the basketball court should not be an attractive “sculptural grill”. We have partnered with the organization Keep Eureka Beautiful to supply trees and a workforce to plant them and to research the suitability of fruit trees as part of the community garden component.

Several of the goals and outcomes mentioned here will be relevant to criteria (#7, 8, and 9) in this grant proposal.

5. Sustainable Techniques

1) Use of water efficient irrigation system that includes a rain sensor and soil moisture meter. Our project will use a rainwater catchment system to reduce the impact on the municipal stormwater system and to store rainwater for use during the summer months to irrigate the lawn area of the park and community garden.

The park irrigation designed by ODB Plumbing will consist of a system of subterranean perforated pipes fed by the rain water catchment system and controlled by soil moisture sensors. A rain sensor will override the soil moisture sensor. The planted lawn will be a coastal oatgrass and red fescue blend of native grass which needs very little irrigation.

The community gardens will use a rainwater catchment tank and gardeners will employ deep mulch planting method proven to use considerably less water than standard till and plant. Interpretive signage in Spanish, Hmong, Lao and English will describe water conservation and low water use gardening methods.

The community gardeners will be encouraged to use organic gardening methods and use of inorganic fertilizers and toxic pesticides will be prohibited. The library will contain a section on organic gardening and sustainable gardening techniques.

2) Pervious surfaces and other techniques used to capture storm water for infiltration irrigation and stormwater pollution protection. The majority of the park will be converting non-permeable asphalt surfaces to lawn, and naturally permeable surfaces in the park gardens and picnic area. This will serve to recharge groundwater and reduce runoff into the stormwater system. The ADA-compliant parking area will be constructed using porous asphalt which promotes infiltration, reduces parking lot pollutants carried into storm drains, and reduces runoff during precipitation events. During the construction period a grading permit will be pulled, a storm water pollution protection plan followed and best management practices employed to ensure stormwater protection. Under average precipitation conditions, the drainage systems will be designed to keep all stormwater from this project on site.

3) Construction waste will be minimized by the separating and recycling construction demolition debris (C&D) during construction, The asphalt removed from the park area (.68 acres of asphalt) will be diverted to Kernen Construction in Blue Lake CA (12 miles from the project) where the asphalt is ground up and used to produce recycled asphalt products. 65% C&D by weight will be diverted and recycled.

Locally produced recycled aggregate base from Kernen will be used in the ADA-compliant parking lot construction. A waste management plan (WMP) will be developed and followed for the whole renovation project which will exceed Cal Green standards.

4) Landscaping that excludes the use of invasive plants and features climate appropriate non-invasive native turf, trees, shrubs, plants, and ground cover, and minimizes the use of toxic pesticides and inorganic fertilizers.

The shaded park and picnic area will be a park with native trees. The park will be planted with native Red Alder, and other trees and shrubs native to coastal forests. Because we will duplicate the coastal forest ecosystem, no toxic pesticides or inorganic fertilizers will be used and the natural forest will be encouraged to develop.

5-A Sustainable Technique	Description of Sustainable Technique
Rainwater Catchment	Drain 20,000 sq foot roof to irrigate park lawn and community garden, reduces stormwater runoff, reduced pollutants to Humboldt Bay, recharge groundwater, utilize stormwater on site
Subterranean Soak Irrigation	Perforated pipe buried beneath the lawn area, reduces irrigation and evaporative loss.
Soil Moisture Sensors	Lawn irrigated only when soil moisture falls below a set moisture limit
Rain Sensor	Overrides moisture sensor when rain begins.
Native Grasses	Hearty Oatgrass and Red Fescue blend, minimal irrigation, native species.
Low Water Gardening	Deep Mulch Method, drip irrigation in community gardens, reduces water use, teaches low water gardening techniques
Black to Green	Convert abandoned asphalt school yard to green park, re-charges groundwater, reduces stormwater, and reduces pollutant run off.
Pervious Asphalt	Handicapped parking lot will be paved using "Popcorn" pervious asphalt
Locally Recycled Aggregate Base	Recycled aggregate base for parking lot and for drainage system will be secured from local recycler Kernen Construction
65% C&D Diversion	By weight 65% of Demolition Debris will be diverted for recycling
SWPPP and BMP's	Construction Stormwater Pollution Protection Plan will be developed and implemented during construction of the park and Best Management Practices followed

Waste Management Plan	Waste Management Plan Exceed Cal Green by 10% by weight, 60% of demolition debris will be diverted and all debris will be separated on site.
Park vegetated as native forest	Park will be planted with trees and shrubs native to the coastal forest, but not those which will exceed 100 feet in height
No Toxic Pesticides or Inorganic Fertilizers	No toxic pesticides or inorganic fertilizers will be used on the project site, the community gardens will be encouraged to be organic and the use of toxic pesticides and inorganic fertilizers prohibited

B. Other energy, water, and conservation methods not listed in part A presented below.

5-B Sustainable Technique	Description of Sustainable Technique
Zero-net energy design	Planning and development will include preparing for zero net energy design: not creating barriers to future installation of renewable, replacing natural gas appliances with high efficiency electric as they reach the end of their useful life, complete solar site assessment and present and predicted future electric loads assessment.
Performance based energy efficiency assessment	Assessment identifies highest energy savings measures to be employed first without creating barriers to future deep energy savings retrofit measures and renovation process staged to maximize savings.
Energy efficient pumps for drainage system	Replace current sump pump and auxiliary pump with energy efficient pumps (funded through PG&E Energy Watch and McLean Foundation).
Energy Efficiency Lighting retrofit	Complete interior and exterior energy efficient lighting retrofit (funded through PGE Energy watch and the Mclean Foundation)
Energy Efficient Water Heating and distribution	Large natural gas water heater for kitchen serviced, insulated, pipes insulated and adjusted for highest efficiency of existing unit. As unit reaches end of expected useful life, plan for replacement with air source heat pump water heater.
Reduction of hot water stand by losses	Insulate existing working tank, remove long distribution lines to bathrooms and rec. rooms, and replace with point of use electric water heaters. Insulate existing water pipes.
Reduction of water use	Bathroom faucets will be retrofitted with low flow aerators, toilets valves will be adjusted to 1.26 GPF or lower,
Tightening building envelope	Air seal attic and stud bays in infant center, seal plumbing and electrical penetrations, use infrared thermography to identify air leaks and seal throughout community center.
Increasing R values of building assembly	Increase insulation in attic and walls, install high R-value cellular blinds on single paned windows
Replacing single paned windows where allowable	Replace single paned windows not visible from street with double paned, high solar heat gain, windows.

Indoor air quality improvement	Address combustion safety issues by servicing and adjusting existing NG furnaces, replacing end of useful life furnaces with air source heat pumps, identifying and addressing moisture issues, remediating and abating potential future hazards i.e., asbestos flooring in infant facility and proper building air flow.

6. Project Funding

A. The budget has been designed to ensure that the requested GRANT will cover acquisition and the fully usable recreation project which will be completed and open to the public six months before the end of the grant performance period.

The WCIA has also leveraged over $343,664 in committed in-kind donations which include: legal aid, engineering, inspections, design, planning, construction, work parties, cash donations, trees, plants, consulting, and grant-writing. The outpouring of community support is unprecedented.

7. Fees and Hours of Operation

The park will be free and open to the public. There will be no fees associated with use of the park. The requirements of programs located within the recreation facility require that the facility be used for evening, weekend and summer recreation opportunities and are free to the youth, seniors and families of the impoverished Westside.

A. Park and Garden hours of operation: Monday - Sunday, 7:30 am to sunset.

Recreation Facility Hours: During the school year; Monday through

Friday 3:30 - 8:30; Saturday and Sunday 9 - 8:30

Summer Schedule: 8:30-8:30 Monday through Sunday

During the school year, education and childcare programs planned for this facility will operate under the strict condition that the facility be available seven days a week and the operating hours will accommodate the needs of youth, seniors and families of the

Westside. Programs will be required to share space in order to maximize opportunities to the community.

B. Youth, seniors and families will not be charged anything for entrance or membership. It is of utmost importance to the Westside Community Improvement Association that no financial barrier impedes the local community's ability to participate in the programs operated in the mufti-use community center.

8. Youth Outdoor Learning Employment or Volunteer Opportunities

The WCIA is presently working with Michelle Rankin Director Fortuna CCC to develop a classroom sustainable design program where the Green Crew will work with the project engineer (Manhard Consulting) and the plumbing contractor (OBD Plumbing) to design the rainwater catchment system and irrigation system. The Green crew and community volunteers will then work with Grace Co Construction to remove asphalt from the abandoned schoolyard in preparation for the park building project.

The park building project will include the community at large and the CCC. We will use the proven model and management team who so effectively lead the last two local park building projects. We anticipate 250 volunteers for the park building event and 75 CCC Corps members. The building energy retrofit project will also include the CCC green crew. The Historic Preservation section will be led by Construction Technology instructor Bill Hole of College of the Redwoods. The class will present building energy retrofit from a historic preservation stand point. The school is located in the historic Clark District and modifications to the visible exterior are restricted. Bill will mentor students regarding construction design while maintaining historic significance.

Instructors (Comfort Efficiency) will teach performance based building energy efficiency. A WCIA board member presently co-teaches with the owner of Comfortable Efficiency Energy Retrofit for College of the Redwoods, and has lead CCC Green Crew programs retrofitting buildings. On the Jefferson School Project, this team will train the Green Crew on site, and then will work with the Green Crew on the retrofit project.

Lost Foods will instruct the community on low water gardening and manage the community garden construction project utilizing community volunteers promoting through and working in partnership with the North Coast Community Garden Collaborative. We anticipate 60 people to help with garden construction.

WCIA currently has and will continue community work parties every other Wednesday from 5 -7:30. Between 10 and 30 people, children to elderly and all ethnicities, show up use their own tools, and generally maintain the exterior of the building and the schoolyard. This work will continue. It is an important way for the whole community to invest in this project. We have a strong sense of community pride and ownership.

A	B
Planning and Design, Sustainable Irrigation	25 CCC Corpsmembers (Green crew)
Black to Green Asphalt removal	25 Corpsmembers (Green crew), 25 Community members
Irrigation System Building	25 Corpsmembers (Green crew)
Park Building	25 Corpsmembers Green Crew and 225 Community Volunteers
Garden Building	60 Community Members, all ages
Historic Preservation	25 Corpsmembers (Green Crew)
Energy Efficiency Retrofit Design and Scope of Work	25 Corpsmembers (Green crew)
Energy Efficiency Retrofit, Hands on Training	25 Corpsmembers (Green crew)
Bi Weekly Community Work Parties	100 Community members

9. Community Challenges and PROJECT Benefits

A. Challenges In The Critically Underserved Community An elevated crime rate is a severe challenge to the Westside community. Much of the motivation to come together to plan a community center and park for the closed school was the sure knowledge that creating recreational and cultural facilities and opportunities would go a long way to reducing vandalism and crime by offering tangible alternatives. WCIA has worked with law enforcement (see criteria #4) and continues to do so as part of the Westside Community Improvement Association's purpose.

The community surrounding the Jefferson School site has the greatest number of people living below the poverty income level in Eureka. When the school closed in 2005 with an enrollment of 208, 94% of the students were receiving free and reduced priced meals and the school had the greatest ethnic diversity of all city schools. There are no facilities designated for teens within walking distance and now that the school is closed, no after school activities for high risk youth or recreational opportunities for seniors. The lack of any common open space affects the health and wellbeing of every resident from parents seeking a safe place to stroll with infants, young people craving socializing and recreation, to seniors and people with disabilities needing exercise and companionship. The closing of the school immediately created blight as the School District withdrew all funds for maintenance of the building and playground, removed all the play equipment, very much against the wishes expressed by the community, and locked the fenced playground including the basketball court. Property values have suffered accordingly. A wave of apartment building in 2006 significantly increased the density of the neighborhood while making no accommodations for the obvious need for recreational amenities. The neighborhood has been obliged to accept over 39 halfway

houses within one mile of the Jefferson School site. A scoping meeting to discuss the future of the site was held in September 2008 and solidified a solid base of community support and planning.

The loss of the school and playground has come at the same time as the greatest shifts in the ethnic makeup of the surrounding community occurred. What would have been an inherent integration of Latinos, Blacks, Asians, and Whites around mutual concern for their children's education and recreating has come to a standstill with no school, no center, and no park to focus or foster such give and take.

Eureka City services have been severely cut. Routine street sweeping and gutter cleaning was eliminated in 2008. The WCIA has risen to this challenge with regular volunteer work parties promoted by word of mouth and email.

B. Social Conditions. When Jefferson School closed, the children of the community were bussed to wherever there is room for them. The do not know who their next teacher will be. They do not have access to the after school programs as there is no "activities bus". By not having continuity in a school and no common ground in the neighborhood, consistent social development does not occur, the leaders only have a school year to establish their roles then they often move to another school. By establishing a park and community center, common ground in the neighborhood will be restored, social development, conflict resolution, mentorship for fragile and at risk youth and social recreation will occur again in the neighborhood re-establishing the sense of community and quality of life. This community, which has never had parks and gardens will be transformed. The many diverse ethnicities will work together in the gardens, share their cultural differences and gifts, and families will recreate together at the park.

The proximity of the park to the Humboldt Senior Resource Center, right on the bus line, provides the perfect opportunity for intergenerational socialization.

Cultural Conditions The Park Gardens and Community Center will provide opportunities for our diverse community to share, food, music, dance and recreation. We presently have large communities of Mexican, Hmong and Pacific Islanders who celebrate holidays and cultural occasions, many have worked together with WCIA on clean up and during the planning and design process (see criteria #4-C). All groups are interested in using the multi-purpose recreation room with stage and kitchen for sharing their cultural celebrations with the community. Our garden design has clearly identified the desire to have culturally appropriate garden space so the whole community can work together and share in the various traditions and foods.

Incorporating art and beautification has engendered the creation of a full on committee to not only recommend and research suitable placement and utilization of art in our plans for the park, gardens and community center but to extend art to a beautification of our neighborhood alleys, this committee is known as Alley Cats and is dedicated to art in public places on the Westside. A community mural project is proposed for the retaining wall along the east side of the park.

Educational Conditions The community center and park is and will be a place to *learn* in the greatest sense of that word. As park design continues to take shape, a community goal continues to be to capture every opportunity to make learning and teachable moments a part of the experience. Incorporating the training for the CCC Green Crew will engage these groups in the neighborhood. After school and summer recreation programs will bring educational opportunities not presently available. The

design, planning and building of the rainwater catchment irrigation system will be an opportunity for all community members to see how to implement water storage and reduce their restrictively high cost municipal water use and be able to garden at home as well (see criteria 5).

Environmental Conditions

The proposed park would convert .67 of an acre (29,185 sq ft) of asphalt into green space, and create a park with both lawn and native trees areas in this dense urban neighborhood. Presently the site is in a state of abandonment and blight. Revitalization of this property and the community involved in building the park and painting murals is sure to establish pride and a sense of community long missing on the Westside. Art has been considered for many parts of the park such as trash containers, fencing, handrails ,and bicycle racks; all have been proposed as opportunities for incorporation Art.

C. Administrative and operational experience or capacity to ensure project completion and long term operation and maintenance of the project. As a grassroots organization just recently incorporated as a nonprofit, WCIA understands that to ensure timely completion, and to develop a plan for long term operation and maintenance, subcontracting the project to an organization with a proven track record in community development is an optimal situation. Redwood Community Action Agency (RCAA) has partnered with WCIA for this Project through a Memorandum of Understanding where WCIA is the lead agency and purchases the site, construction bond and insurance and then subcontracts the project management, procurement, fiscal oversight, reporting, recordkeeping and assuring proper transparency and acceptable

practices are followed regarding managing a large state grant, as well as interim property management services as WCIA develops organizational capacity to assume long-term operation and maintenance of the project (see Agreements).

RCAA was incorporated in1980 as a 501(c)(3); has a 2011 budget of $10,648,536 comprised of a mix of 170 contracts annually, including 22 direct federal contracts with FEMA, DHHS, HUD NOAA, U.S. Forest Service; BLM, etc.; 40 federal pass-through contracts with the State of California, such as Community Services & Development Dept.; Housing & Community Development (CDBG, HOME), etc.; 11 State contracts with Natural Resources Agency (Rivers & Parkways); CalFire; CCC, Coastal Conservancy; Water Resources; DOT; etc. and local and private foundation contracts. RCAA's Energy Services division has weatherized over 30,000 homes in the Humboldt, Modoc and Siskiyou counties, provides energy assistance and lead abatement services. The Housing division has rehabilitated over 500 homes for low income homeowners and also manages the RCAA State-certified Labor Compliance Program. The Property Management division manages 70 units of affordable housing and five other RCAA-owned buildings. The Family Services division manages the largest homeless shelter in the County and the $1.6 Million Humboldt Housing Now program which provides short-term rental assistance for hundreds of households at-risk for eviction or who are currently homeless. The Natural Resource Services http://www.naturalresourcesservices.org/ division builds bicycle and hiking trails and interpretive signage, restores wetland habitats throughout the region, often using California Conservation Corps work crews, and is the lead agency to reduce runoff pollution into local watersheds. The Active Living branch of NRS has become a nationally-recognized leader in developing people-powered transportation policies such

as health impact assessments of local planning policies, a healthy development checklist, and the implementation of projects such walking/biking trails, bike route maps, water trails, conversion of rails-to-trails, and Safe-Routes-To-Schools programs. The division's community gardens program helps new community gardens get established has also created and maintains two new community gardens and has doubled the size of another -see http://northcoastgardens.org/ RCAA is also one of two State-certified Community Housing Development Organizations in the County to develop affordable housing projects. RCAA has 144 employees, has a Fiscal Division of seven staff; an experienced CFO who is a CPA, and uses a sophisticated financial management software program called MIP. Annual audits reveal no significant findings, and RCAA works with about 300 partner agencies and businesses.

The RCAA has stood beside WCIA from our grass roots beginning as the Jefferson Site Committee through our establishment as a 501(c)(3) public charity and has acted as a bridge to assist us developing capacity at every stage.

With letter of support College of the Redwoods has offered to work collaboratively to develop and expand educational opportunities in the Westside. WCIA is working with the CCC in both training and retrofit opportunities for building renovation. Humboldt Area Foundation has supported the WCIA, has acted as fiscal agent and established an Endowment Fund in WCIA's name. Sigma Financial Group has helped WCIA secure the financing to purchase the project. Sigma has managed development projects such as building the Pacific Northwest National Lab for Department of Energy research. This was an 80 million dollar project. Sigma has committed to work with us as consultants to see this project through successful completion. This is a project that is very important to the community. Many agencies have come forward and offered their

support and assistance. The list of other sponsors and supporters include: Redwood Regional Economic Development Center, Redwood Coast Energy Authority, McLean Foundation, David Thompson Davis Community Co-op, Manhard Consulting (engineering), Richard Daly, Attorney at Law, Public Health Branch of the Humboldt County Department of Health & Human Services (Health Impact Assessment), T & T Roofing, OBD Plumbing, McKeever Energy and Electric, Comfortable Efficiency, North Coast Community Garden Collaborative, and others.

The project also has a component which is not included in this proposal, the 10,000 square foot original wing of the school. This part of the project is highly sought after by the Community College, local charter schools and local nonprofits such as the American Red Cross. Lease of space in the original school wing will cover operations maintenance and capital improvements for the whole project. A detailed financial analysis of projected costs has been developed in order to determine realistic lease rates. This grant will allow the lease rates for the original school wing part of the project to remain affordable opening up opportunities to groups that would otherwise not be able afford space or offer their programs for this critically underserved population.

Thank you for accepting our proposal, this grant opportunity feels like it was written for this project. Any and all consideration is greatly appreciated. Thank you, Westside Community Improvement Association.