

Seattle Office of Planning & Community Development
REQUEST FOR PROPOSAL
Consultant Contract

Project Title: Red Barn Ranch Property Use Facilitator
Applications Due: November 26, 2021

Applicants may submit proposals electronically using the subject line “Red Barn Ranch Property Use Facilitator Proposal” to OPCD at Abesha.shiferaw@seattle.gov

Purpose

The Seattle Office of Planning and Community Development (OPCD) is releasing a Request for Proposals (RFP) for a consultant or consultant team to design and facilitate a thoughtful community engagement and visioning process for the City’s alternative use of the Red Barn Ranch (RBR) property. The purpose of the visioning process will be to:

- Include community stakeholders in identifying the priorities that best meet the City’s RSJI goals
- Provide a pathway for collaborative design for the site that elevates areas of common interest
- Clarify the potential public benefits that could be provided with activation of the property
- Increase transparency in the City processes regarding potential surplus property dispositions
- Provide a broader and expanded historical timeline and narrative of the land and the people to reinstate and elevate the stories and participation of the area’s BIPOC communities as they relate to the property
- Deliver a recommendation to the Mayor and City Council of the approach to property utilization that best meets the goals of process participants

City’s Goals & Stewardship Plan:

The City’s [Equitable Development Framework](#) involves integrating people and place to create strong communities and people as well as great places with equitable access.

Marginalized communities most impacted by inequitable growth have a sophisticated understanding of the burdens of inequitable growth and the effectiveness of community-sourced solutions. The City’s partnership with these communities for systems change and implementation is critical. The City will continue to support these leaders, organizations, and coalitions so their expertise can help shape City policies, programs, and investments. This includes participation in decision-making at both the policy and project levels and partnering to monitor the growth strategies’ impact on community well-being and displacement risk.

To that end, the City has identified the following core goals for the project:

1. Consistent with the Race and Social Justice Initiative, acknowledge and address historical harms caused by systemic and institutional racism, particularly as they relate to the areas Black and Indigenous communities

2. Explore alternative ways to distribute limited City resources to communities most impacted by historical racist policies and practices that emphasizes collaboration and co-design as opposed to competitive disposition processes
3. Identify protocols for Seattle’s community-based organizations to better support Tribal Sovereignty outside of the City’s government-to-government relationships

Background

Red Barn Ranch is a 38-acre property located 40 miles southeast of Seattle in unincorporated King County (see Attachment D for a map for property location). Seattle Parks and Recreation (SPR) acquired the property in the early 1970’s and engaged partners to provide recreation and educational programming until mid-2018, when the most recent operator vacated the site. Prior to summer 2020, SPR had been conducting technical preparation to dispose of the property, which is no longer core to SPR’s mission or service delivery model.

In mid-2020, King County Equity Now, a Black-led organizing coalition, began advocating for the transfer of the property to another Black-led organization with a focus on urban farming. This is in support of the coalition’s policy goal of transferring underutilized public land to Black-led organizations.

In early 2021, Mayor Durkan requested SPR “develop and implement a plan considering transfer of the Red Barn Ranch property to BIPOC community group(s) and SPR partnered with the Equitable Development Initiative (EDI) to release this RFP for a community-led co-design process to identify a long-term use recommendation.

History of Uses at Red Barn Ranch

Dates	Status
1857 –	Muckleshoot Reservation was established
	Pre-1940s history of the property has been difficult to identify. But it should be noted that the history of the land and people pre-colonialism is a critical narrative that needs to be included order to honor the whole narrative of the land
1940 – 1966	In 1949 the Red Barn Ranch was fully developed with a barn, farmhouse, etc. In 1960 the Ranch was sold to Dr. Singer of Tacoma who added a bunkhouse, an additional barn, and a two-story farmhouse. After the sudden passing of the doctor, the property was sold
1966 – 1970	Based on advocacy from Elgin Baylor and the Seattle Sonics, the City purchased Red Barn Ranch with State funding restricting use of the property. The property was then converted into a recreational camp for youth
1971 – 1972	Renovation/development of the property into a camp for youth
1972 – 1982	Facility operated as a Model Cities Program and was funded/staffed by the City, until the program and staff were cut during the annual budget process
1983 – 1985	Facility closed and City did minimal ground and building maintenance
1985 – 1987	Facility operated as a conference & recreation center by a private concessionaire under concession permit
1988 – 1991	City issued a use agreement with Auburn School District to run a multi-purpose program for kindergarten and first grade classes
1991 – 1994	Site closed
1995 – 2010	City authorized management of facility by Camp Berachah through a series of annual use permits and renewals

2011 – 2014	City executed joint one-year agreement with Camp Berachah and Seattle Tilth (the latter to launch a demonstration garden and farm incubator program); extended annually
2014 – 2018	Seattle Tilth operating the site solo through one-year extensions to 2011 agreement. Tilth vacated the property in March of 2018
2018 – present	Property has been vacant; King County Sheriff’s Office uses site for occasional drills
2021	Restrictive covenant from the State is removed to enable non-recreation uses of the property and enable potential disposition

Scope of Work

Estimated Schedule:

The project is intended to be responsive to active community organizing to develop a concrete recommendation for the disposition of surplus property. The process timeline will need to respect the organizing and work that has currently gone on, while maintaining the flexibility to ensure that stakeholders are able to fully participate in the public process. Proposals should present an estimated schedule, understanding that the final version will be refined with the contracting process.

Deliverables

- Concrete recommendations for the use of the Red Barn Ranch Property
- History, context, and ecology of the land and its uses and the relevance to both Indigenous and Black communities
- Report or recommendations for how this process can be replicated and/or used as a model by the City of Seattle

Minimum Qualifications

- A facilitator (preferably a team of consultants) with lived experience and work experience engaging with Tribal Sovereignty as well as Urban Native and Black American communities
- Ability to navigate complex ideas and approach process solution-based framework and ability to move people through a process in a timely manner
- Experience facilitating healing conversations and spaces among BIPOC communities while having a generative conflict management approach
- Ability to articulate and validate historical harms without having to continue to force people to relive traumas
- An understanding of history/ecology/people and a track record of not exacerbating divides between communities of color
- Experience working with government-to-public, government-to-government, and intra-government relationships.

Desired Qualifications

- Demonstrated experience with somatic methods and approaches
- Systems thinker and strategically connecting the dots between anti-racist policy goals and technical and procedural challenges
- Familiarity or demonstrated experience with Tribal Law and Treaties

Proposal Content Requirements

A narrative response to the questions in the Application Questions section, including the requirements below in the form of supporting documents.

- An engagement plan and a process for developing community recommendations
- Methodology description of the process consultant will use. This should include:
 - Articulation of a decision-making process and steps that will lead to a concrete disposition recommendation
 - A process for a feedback loop for participants and stakeholders
 - Codification of lessons learned and protocol/process improvements the City could make in facilitating future co-design processes with community
 - A proposed schedule of the process timeline based on the understanding of the RFP goals and available budget
- A budget proposal for this facilitated process and a plan for resourcing community members who are participating in this process (including interviews, surveys, etc.) to ensure equitable participation for historically marginalized groups

Review Criteria

Proposals will be reviewed based on the following criteria and weighted accordingly:

- Related experience of the consultant or consulting team (40%)
- Approach to a community engagement process (25%)
- Knowledge and demonstrated application of the City's Race and Social Justice Initiative or equivalent frameworks (25%)
- References (10%)

Process & Timeline

RFP will be available for three weeks in November and we hope to do interviews late November.

- Review of applications in mid-November
- Interview of qualified candidates in late November
- Contracting and hiring of consultant in December

Deadlines and Terms

Available funding for this contract shall not exceed \$90,000 and budget proposal **must** include estimated costs for project costs such materials, venues, food for meetings, etc. In addition to compensation for facilitation of project. Proposals are due November 26, 2021, by 5:00pm to

Abesha.Shiferaw@seattle.gov at the Office of Planning and Community Development 600 4th Ave Flor 5, Seattle, WA 98104.

Attachment A: Application Cover Page
Red Barn Ranch Property Use Facilitator RFP

Organization	
Name of Consultant or Consulting Firm	
Name of Lead Contact	
Phone	
Email	
Website URL, if available	
UBI #	
City of Seattle Business License #	
Are you able to begin work in early to mid-November and can you commit to the full timeline of the project? (Estimated to complete end of Q1 2022)	

Attachment B: Application Questions

Red Barn Ranch Property Use Facilitator RFP

Limit your answers to these application questions to no more than 7 pages using 12-point font.

1. Describe your relevant experience facilitating complex community-led engagement projects centered in Indigenous and Black communities. Be sure to include the following information:
 - a. What was the purpose or goal of the community engagement process?
 - b. Describe the size and breath of the community with whom you worked directly.
 - c. Describe your approach. How did you center principles of racial equity in the work?
 - d. What were some of the challenges you encountered and how did you overcome them?
 - e. What were the outcomes of the community engagement process?
2. Describe the approach you would take in supporting a community engagement process to produce policy recommendations that address near and long-term priorities for Indigenous and Black communities.
3. What is your understanding of returning land back to Indigenous and Black communities and the stewardship of land by Indigenous people?
4. What is your familiarity, if any, with the City's Race and Social Justice Initiative (RSJI)? If you have worked directly on other RSJI projects, or similarly in community with particular attention to racial equity, please state the name of the project, the department, and the month/year services were provided. If you are unfamiliar with RSJI, please provide information about your expertise leading groups with a race and social justice framework.
5. As a consultant, how have you demonstrated anti-racist practices internally as a team? And what kind of work have you done internally to undo racist practices. What kind of practices do you have in place to address harm within your team and organization?

Attachment C: References
Red Barn Ranch Property Use Facilitator RFP

REFERENCES	
Reference 1	Reference 2
Name:	Name:
Phone:	Phone:
Email:	Email:
Community Group or Project Worked On:	Community Group or Project Worked On:
Date of Project:	Date of Project:
Anything else we should know about this reference?	Anything else we should know about this reference?

Page Break

ATTACHMENT D: PROPERTY MAP

Appendix A: Property Legal Description and Map

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF KING, STATE OF WA, AND IS DESCRIBED AS FOLLOWS:

THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 21 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;

EXCEPT COUNTY ROAD NO. 212;

ALSO EXCEPT THE NORTH 30 FEET FOR ROAD AS CONVEYED TO KING COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF WASHINGTON BY DEED RECORDED UNDER RECORDING [20050218001287](#).

