

# A3 Plan Implementation Strategies and Projects

This section outlines strategies proposed to implement the goals and policies outlined in the Housing, Urban Design, Land Use, and Economic Development elements of the updated Comprehensive Plan. The projects have been categorized under five different action areas: Tourism Strategy, Urban Design Strategy, Housing Strategy, Business Development Strategy, and Critical Areas and Habitat Strategy. The projects were selected from a larger list (included in the appendices) based on community interest, economic impact, and ease of implementation. Each project contains a reference to the associated policy, a description, responsible parties, and a suggested timeline. Following each action area is a list of suggested funding sources.

## 1. Tourism Strategy

To capitalize on Buckley's natural environment, its proximity to Rainier National Park, the White River, and historic small town character the city should develop and implement a Tourism Plan. Designed in collaboration with the Chamber of Commerce, private business and neighboring jurisdictions the plan outlines the development and enhancement of tourist facilities and events as well as the marketing of local and regional attractions.

The following are examples of businesses and resources that have been identified as supportive to the development of Buckley's tourist economy:

- *Recreational facilities:* biking and hiking trails, parks, sports fields, swimming areas, fishing access, nature centers, and identified scenic areas;
- *Recreational support businesses:* fishing supply, cycling supply and repair, outdoor sporting goods store, winter sports store;
- *Entertainment/shopping facilities:* cinema, pub, restaurant, spa, book stores, gift store, galleries;
- *Lodging facilities:* hotels, bed and breakfasts, youth hostels, RV parks, campgrounds;
- *Public facilities:* visitor center, historic sites, public plazas.

<i>Project</i>	<i>Priority</i>	<i>Responsible Parties</i>	<i>Recommended Timeline*</i>
Update the zoning code to ensure that adequate, appropriately located land is zoned for identified tourist facilities and activities, including park and recreational lands.	1	City of Buckley	Within 1 year of Comprehensive Plan Adoption.
Identify and develop a historic overlay zone to ensure new and redevelopment preserves Buckley's historic character. Access State and Federal funding for historic preservation, and upgrades of existing structures.	2	Foothills Historical Society, Planning Commission	Within 1 year of Comprehensive Plan Adoption.
Continue to access funds for the creation of parklands and recreational facilities as identified in Buckley's Park Plan. (also see Critical Areas and Habitat Strategy)	3	City of Buckley Parks and Recreation/Park Board	1-2 years
Develop a visual theme that is related to Buckley's history and natural surroundings (see Urban Design Strategy).	4	Buckley Promotional Association, Buckley Chamber of Commerce, Community Development Committee, Community Groups, Architectural Review Board	6-9 months
Coordinate with surrounding towns (e.g., Carbonado, Wilkeson) to pool resources and create a marketing campaign highlighting the area's unique outdoor attributes.	5	White River Community Activities Buckley Chamber of Commerce	3-6 months
Develop a variety of tourist events that will draw residents and visitors to Buckley.	6	Buckley Chamber of Commerce, Community Development Committee	6-9 months

\* It is expected that the City Council and Planning Commission will re-evaluate these timelines and schedule according to current priorities, funding opportunities, and availability of resources.

## Funding Opportunities

### *Tourism and Special Events*

The *Rural Tourism Development Program* assists tourism-related businesses, community organizations, and tribes to develop their tourism potential through one-on-one counseling and workshops.

### *Arts Resource Network*

**Exxon:** Offers grants that support arts and cultural organizations, programs, festivals and performances that reach out to children and nontraditional audiences to contribute to intercultural understanding.

### *Washington State Arts Commission*

Offers financial support to Washington's nonprofit arts organizations through operating and project grants for organizations. This funding helps to reduce the cost of producing or presenting artistic events for the general public, making them more accessible to our state residents. Small arts organizations and community service groups may apply for matching grants for specific arts events targeted to a general public audience.

### *Parklands and Recreational Facilities*

#### *Interagency Committee for Outdoor Recreation Washington Wildlife Recreation Program*

The WWRP provides funds for the acquisition and development of recreation and conservation lands. WWRP funds are administered by account and category. The Habitat Conservation Account includes critical habitat, natural areas, and urban wildlife categories. The Outdoor Recreation Account includes local parks, state parks, trails, and water access categories. Letter of intent due March 1. Applications due May 1.

### *Growth Management Grants*

The state administers the Growth Management Act (GMA) Grants Program to help local governments pay for work completed to comply with GMA requirements. All counties and cities subject to RCW 36.70A.040 are eligible. Grants may be expended for any purpose directly related to the preparation and adoption of comprehensive plans and development regulations; conducting of surveys, data gathering and management activities, retention of planning consultants and other related projects.

### *Historic Preservation*

#### *Capital Projects Fund for Washington's Heritage*

The fund supports heritage organizations that undertake capital projects with the goal of interpreting and preserving Washington's history and heritage. Non-profit organizations, tribes, and local government agencies may apply.

### *Save America's Treasures*

The Federal Save America's Treasures Grants are administered by the National Park Service in collaboration with the National Endowment of the Arts, the National Endowment for the Humanities, the Institute of Museum and Library Services and the President's Committee on the Arts and the Humanities. Grants are awarded through a competitive process.

*National Register of Historic Places/Washington Heritage Register*

The Office of Archaeology and Historic Preservation (OAHP) administers two registers that provide formal recognition for the state's diverse historic and cultural resources: The Washington Heritage Register and the National Register of Historic Places. Eligible properties include historic buildings, structures, historic and archaeological sites, cultural landscapes, and traditional cultural properties. State and National Register properties are assets that help sustain the social, cultural, and economic well-being of communities. Listing properties in either register raises awareness of the values of historic and cultural resources and encourages their preservation. In certain jurisdictions, a state provision, known as the "special valuation," enables owners of state or National Register-listed properties to reduce property taxes. Owners of properties listed in the National Register of Historic Places may be eligible to take advantage of preservation easements, or federal tax incentives for the proper rehabilitation of income-producing properties.

*Historic Investment Tax Credit*

The Historic Preservation Tax Certification Program is one of the most useful incentives for encouraging the preservation of the state's historic resources. A federal investment tax credit is available for buildings in Washington that are listed in the National Register of Historic Places. To be eligible for the 20 percent credit, National Register properties must be income-producing, which may include uses such as commercial, retail, office, rental residential or industrial. To qualify for the Historic Preservation Tax Certification Program, a project must be "substantial" and be carried out in accordance with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. A "substantial" rehabilitation is one in which the amount spent on qualifying project work is equal to or greater than the adjusted bases (value) of the building itself. Technical assistance and application information are available from the state Office of Archaeology and Historic Preservation. The office reviews all applications. Final review and approval is made by the National Park Service in its Washington, D.C. office.

*Office of Archaeology and Historic Preservation (360-586-3065)*

The Certified Local Government (CLG) designation can be awarded to local governments that establish a historic preservation program meeting federal and state standards. Obtaining status as a CLG may help communities encourage, develop, and maintain their local preservation efforts in coordination with local development plans. In addition, CLGs may apply for special grants from the State Historic Preservation Office (SHPO), obtain specialized technical assistance and training, participate in the National Register nomination process, and assist with statewide preservation programs and planning.

Washington State also has a property tax incentive called "Special Tax Valuation" available to national and locally registered properties within CLG communities. This incentive is offered in nearly 50 local jurisdictions that have passed the special valuation legislation through ordinance. Special Tax Valuation is available for both commercial and residential properties with rehabilitation costs equaling 25 percent or more of the building's assessed value. The rehabilitation costs are then subtracted from the assessed value of the property for a period of ten years.

## 2. Urban Design Strategy

Careful attention to Urban Design can serve as a catalyst for economic development while enhancing Buckley’s sense of place and community identity—both within the city limits and at the regional scale. The urban design strategy is coordinated with goals established in the Land Use, Housing and Economic Development elements. It seeks to promote Buckley as a destination point by improving and expanding public spaces, increasing opportunities for pedestrian and non-motorized travel, and by promoting construction and /or rehabilitation of structures within the City that reinforce Buckley’s small town / historic character.

### Wayfinding and Identity

<i>Project</i>	<i>Priority</i>	<i>Responsible Parties</i>	<i>Recommended Timeline</i>
Develop a unified design theme related to Buckley’s history and/or proximity to the natural environment to enhance the City of Buckley’s visual identity and status as a destination point within the region. Develop design guidelines and develop overlay zone in which they would apply through an open community process. Particular attention should be paid to the design theme during the redevelopment of Main Street as well as during the design or rehabilitation of civic structures and significant open spaces.	1	Architectural Review Board, Buckley Chamber of Commerce Buckley Promotional Association	6-9 months
Develop signage for ‘Safe Streets’ along pedestrian and bicycle corridors.	2	Planning Commission	Within 1 year of Comprehensive Plan Adoption.
Identify view corridors to Mount Rainier and establish overlay zones to ensure new and redevelopment preserves views.	3	Planning Commission	Within 1 year of Comprehensive Plan Adoption.

### Funding Opportunities

#### *Downtown Revitalization/Washington Main Street™ Program (360-725-4056)*

The Downtown Revitalization Program helps communities through the state revitalize the economy, appearance, and image of their traditional business districts using a range of services and assistance to meet the needs of communities interested in revitalization. It uses the successful Main Street™ model development by the national Trust for Historic Preservations Street™ Program as its foundation for assistance. This approach emphasizes four critical areas of revitalization: organization helps everyone work towards the same goals and maximizes involvement of public and private leaders within the community; promotion brings people back downtown by helping to attract visitors, shoppers, and investors; design enhances a district’s appearance and pedestrian amenities while preserving its historic features; and economic restructuring stimulates business development and helps strengthen the district’s economic base. The DRP provides access to information, help getting focused, and community support and

guidance to individuals and organizations interested in downtown revitalization. It also serves as a general clearinghouse for the latest tools and techniques in downtown development. General information, primary and secondary research, project development assistance information, and audio-visual and resource materials are also available. Additional information about the program can be found at: [www.downtown.wa.gov](http://www.downtown.wa.gov).

### Access Circulation and Comfort

<i>Project</i>	<i>Priority</i>	<i>Responsible Parties</i>	<i>Recommended Timeline</i>
<p>Evaluate the inclusion of the following strategies into the city's development regulations while paying particular attention to issues pertaining to pedestrian access and comfort and expanding options for convenient non-motorized transportation in the City of Buckley.</p> <ol style="list-style-type: none"> <li>1. Develop a system of density bonus incentives to enhance the amount of contiguous open space and trails for public access within residential areas.</li> <li>2. Review subdivision standards and amend where necessary to encourage a compact grid street pattern.</li> <li>3. Discourage fences, swales, berms, etc, between adjoining retail developments in order to promote pedestrian connectivity.</li> <li>4. Identify and secure easements for future pedestrian and non-motorized paths.</li> </ol>	1	City of Buckley, Residential Zoning Task Force	Within 1 year of Comprehensive Plan Adoption.
<p>Work with the White River School district to develop a Safe Routes to School Plan which highlights unsafe corridors needing improvement. i.e. Mundy Loss Road from the Foothills Trail to White River High School.</p>	2	White River School District, WSDOT, Pierce County DOT, City of Buckley	6-9 months
<p>Work with WSDOT to identify high priority sites and install signalized crosswalks and pedestrian refuges along SR 410.</p>	3	WSDOT, City of Buckley	6-9 months

### Funding Opportunities

#### *WSDOT Safe Routes to School grants*

The Washington State Legislature included funding in the 2004 Supplemental Transportation Budget to support the Safe Routes to School Grant Program. The purpose of the program is to fund pilot or demonstration efforts in a handful of selected communities. A variety of projects will be selected for the purpose of evaluating the approaches and results this program can achieve. Safe Routes to Schools provides children a safe, healthy alternative to being driven by parents or

riding the bus to school. Eligible projects for local community programs and state support should target some or all of the following: Engineering fixes, Safety education curriculums and programs, Enforcement programs, Community Health and Encouragement Initiatives. For more details regarding eligible projects go to <http://www.bicyclealliance.org/mainpage/saferoutetoschool.pdf>. Proposals can be sent to: ATTN: Safe Routes to Schools, WSDOT Highways and Local Programs, 310 Maple Park Ave. SE, PO Box 47390, Olympia, WA 98504-7390, emailed to [hlprants@wsdot.wa.gov](mailto:hlprants@wsdot.wa.gov). Contact Paula Reeves at 360-705-7258 for more information.

## Urban Design Plan

Develop an Urban Design Plan for the City of Buckley. The design plan and its components should incorporate a unified design theme that is related to Buckley’s history and proximity to the natural environment, when addressing the following issues:

<i>Project</i>	<i>Priority</i>	<i>Responsible Parties</i>	<i>Recommended Timeline</i>
Develop a detailed streetscape plan to guide the reconstruction of Main Street during utility upgrades. The streetscape plan should seek to relate Main Street with the Foot Hills Trail by means of a visual/pedestrian connection.	1	Planning Commission, Buckley Promotional Association, Architectural Review Board	Within 1 year of Comprehensive Plan Adoption.
Develop a “wayfinding” <sup>**</sup> system to improve pedestrian and vehicular circulation in the City of Buckley. This should include proposing and prioritizing pedestrian and bicycle corridors in the city and developing pedestrian scale signage that marks key destination points–open spaces and trails, historic structures, civic buildings and pedestrian facilities–as well as signage that directs drivers to parking areas.	2	Planning Commission, Buckley Promotional Association, Architectural Review Board	9-12 months
Enhance transitions into the city of Buckley by developing “landscaped gateways” at key entry points along SR 410.	3	Planning Commission, Buckley Promotional Association, Architectural Review Board	Within 1 year of Comprehensive Plan Adoption.

<sup>\*\*</sup> Explanation of “wayfinding”

## Funding Opportunities

### *Growth Management Grants*

The state administers the Growth Management Act (GMA) Grants Program to help local governments pay for work completed to comply with GMA requirements. All counties and cities subject to RCW 36.70A.040 are eligible. Grants may be expended for any purpose directly related to the preparation and adoption of comprehensive plans and development regulations; conducting of surveys, data gathering and management activities, retention of planning consultants and other related projects.



### 3. Housing Strategy

Over the next twenty years Buckley must accommodate higher population densities as well as broad demographic shifts towards smaller households and an aging population. To meet the needs of Buckley’s increasingly diverse population, a series of strategic projects are needed to ensure that a variety of affordable housing options exist for all segments of its population. Housing projects will be coordinated with both land use and design polices to ensure that new housing development uses land efficiently and preserves Buckley’s small town character. They will also work to provide information and funding for existing homeowners to maintain and upgrade older homes.

#### Subsidized Senior Housing

<i>Project</i>	<i>Priority</i>	<i>Responsible Parties</i>	<i>Recommended Timeline</i>
<b>Initiate a task force to identify regulatory obstacles to the development of subsidized senior housing</b> <ol style="list-style-type: none"> <li>1. Perform a market analysis to quantify need for senior housing</li> <li>2. Identify and access funding to assist in the development of senior housing</li> <li>3. Identify semi-private developer to construct project</li> </ol>	<b>1</b>	<b>City of Buckley, Ad hoc committee</b>	<b>3-9 months</b>

#### Housing Renovation Program

<i>Project</i>	<i>Priority</i>	<i>Responsible Parties</i>	<i>Recommended Timeline</i>
<b>Initiate task force on Housing Maintenance and Renovation (HMR)</b>	<b>1</b>	<b>City of Buckley</b>	<b>1 year</b>
<b>Identify and access information on federal and state grants for housing maintenance and upgrades</b>	<b>2</b>	<b>City of Buckley HMR Task Force</b>	<b>1 year</b>
<b>Disseminate information about grants to those who would be eligible</b> <ol style="list-style-type: none"> <li>1. Create user friendly brochure or flyer with all pertinent information and mail to families in need</li> <li>2. Host workshop to answer questions and help families fill out application                             <ol style="list-style-type: none"> <li>a. Invite grantor agency to come and describe the program and process</li> <li>b. Gather volunteers to assist families with application</li> </ol> </li> </ol>	<b>3</b>	<b>City of Buckley HMR Task Force</b>	<b>2 years</b>

## Funding Opportunities

### *Emergency/Minor Home Repair Program*

The Pierce County Emergency/Minor Home Repair Program provides repair services to address emergency health and safety issues in the home. A maximum of one thousand dollars (\$1,000) is available for repair assistance to eligible households. The Pierce County housing team provides assistance to clients through all stages of rehabilitation. Applicants for repair services must qualify for the program based on HUD's income guidelines

(<http://www.co.pierce.wa.us/text/abtus/ourorg/comsvcs/housing/html/2HUDIncome.htm>) and must have occupied the home for at least one year. All eligible applicants' property will be inspected prior to receiving assistance. The Rehabilitation Specialist will determine if the repair request is within the scope of the program. All work is performed by contractors who are licensed and bonded in the state of Washington and are qualified to perform the necessary repairs. To be eligible for repair assistance, the property must be located within Pierce County. For more information: <http://www.co.pierce.wa.us/text/Abtus/ourorg/comsvcs/housing/html/1Emergency.htm>

### *Barrier Removal for Disabled Persons Program*

The Barrier Removal for Disabled Persons Program provides grants and loans to help low-income Pierce County residents make their homes fully accessible. The Pierce County team of housing specialists provides assistance to clients through all stages of rehabilitation.

To be eligible for the program, applicants must meet HUD's income guidelines

(<http://www.co.pierce.wa.us/text/abtus/ourorg/comsvcs/housing/html/2HUDIncome.htm>). All repairs will be completed in accordance with the Americans with Disabilities Act guidelines and the Washington State Barrier Free Code. All work is performed by contractors who are licensed and bonded in the state of Washington and are qualified to perform the necessary repairs. For more information:

<http://www.co.pierce.wa.us/text/Abtus/ourorg/comsvcs/housing/html/1BarrierRemoval.htm>

### *HOME Rehabilitation Program*

The HOME Rehabilitation Program provides federally funded loans through HUD to lower-income households to improve their housing conditions. The focus of this program is on rehabilitation, not remodeling of the home. Health and safety issues are addressed first. Applicants for repair services must qualify for the program based on HUD's income guidelines and must have title to the home and occupied it for at least one year as their primary residence. All eligible applicants' property will be inspected prior to receiving assistance and must be covered by homeowner's insurance. The Community Development Corporation provides low interest loans over a 20-year period with payment based on the borrower's ability to repay. The funds are used to replace flooring, walls, siding, or other repairs deemed necessary to recondition a home for habitation. For more information, call: 253-798-7038 (Contact: Gary Alden).

### *Warm and Dry Program*

The purpose of this program is to help Pierce County homeowners that just need a small amount of work, but can't afford the repairs. Project loans are usually for amounts under ten-thousand dollars (\$10,000). Repairs are preventative to the point that, if all a homeowner needs is a new roof, the program can keep the house from sustaining further damage from leaks and dry rot.

**More information:**

<http://www.co.pierce.wa.us/text/Abtus/ourorg/comsvcs/housing/html/1warmanddry.htm>

**Residential Zoning Task Force**

<i>Project</i>	<i>Priority</i>	<i>Responsible Parties</i>	<i>Recommended Timeline</i>
<b>Research innovative zoning strategies</b> <ol style="list-style-type: none"> <li>1. Examples may include zero lot line set backs, cottage housing, smaller single family lots, flexible zoning for substandard lots</li> <li>2. Review alternatives with wider community</li> <li>3. Identify areas appropriate for alternative zoning</li> <li>4. Write suggested amendments to zoning ordinance</li> </ol>	<b>1</b>	<b>Residential Zoning Task Force, Planning Commission</b>	<b>Within 1 year of Comprehensive Plan Adoption.</b>

#### 4. Business Development Strategy

A dominate theme that emerged from public meetings was the desire to encourage economic revitalization. The City of Buckley has the opportunity to create an atmosphere in which small businesses and larger, non-big box businesses can flourish while providing community members much needed services. The first step in a business development plan is a market study that identifies those businesses and markets that the city can attract through zoning, the provision of services, and streamline permitting procedures. Other measures, as identified in the public comment process, are included below.

<i>Project</i>	<i>Priority</i>	<i>Responsible Parties</i>	<i>Recommended Timeline</i>
<p>Conduct an economic analysis to identify:</p> <ol style="list-style-type: none"> <li>1. Potential markets, such as flex office space and tourism</li> <li>2. Potential geographic centers such as:                             <ol style="list-style-type: none"> <li>a. the railroad right of way paralleling 410 between Main St. and SR 165</li> <li>b. key crossroads where neighborhood services could be located</li> </ol> </li> </ol> <p>Develop zoning code, provide adequate services, and streamline permitting procedures in order to accommodate markets identified by economic analysis.</p>	1	City of Buckley, Buckley Chamber of Commerce Economic Development Task Force	1 year
Enhance the City of Buckley website to include a user friendly guide for starting a business in Buckley including information about permitting, market area characteristics, and proximity to other business services	2	Community Development Committee, Buckley Promotional Association, Chamber of Commerce, City of Buckley	1-3 months
Initiate a Buy Local campaign that educates the public about the opportunities and benefits of shopping, eating and playing in Buckley.	3	Community Development Committee, Buckley Promotional Association, Chamber of Commerce, City of Buckley	3-6 months

#### Funding Opportunities:

The Washington State Infrastructure DATABASE is a resource for locating infrastructure funding or technical assistance in Washington State. Their website is: <http://www.infracfunding.wa.gov/>  
 Examples of funding sources from this website are:

***Community Economic Revitalization Board Rural Program***

Assists in financing growth-related infrastructure in designated rural counties, and timber and salmon-impacted area that will result in job creation by manufacturing, industrial assembly, distribution, processing, warehousing and tourism development. It offers grants and loans with a maximum assistance amount of \$500,000.

***Community Economic Revitalization Board Traditional Program***

Assists in financing growth-related infrastructure in economically disadvantaged communities that will result in specific private development or expansions in manufacturing, industrial assembly/distribution, processing, or warehousing. It offers grants and loans with a maximum assistance of \$1,000,000.

***Public Works Construction***

Constructs facilities to attract new industry, encourage business expansion, diversify the economy, and generate long-term private sector jobs. Eligible projects: Water and sewer facilities primarily serving industry and commerce; access roads to industrial. It offers grants.

## 5. Critical Areas and Habitat Strategy

### Wetland Delineation and Mitigation Plan

<i>Project</i>	<i>Priority</i>	<i>Responsible Parties</i>	<i>Recommended Timeline</i>
<b>Hire a Wetland Specialist to:</b> <ol style="list-style-type: none"> <li>1. Identify existing wetlands within the City of Buckley;</li> <li>2. Quantify, classify and rank wetlands according to their functions and performance;</li> <li>3. Develop a plan for site-specific wetland mitigation banking which defines prime receiving and sending areas.</li> </ol>	<b>1</b>	<b>City of Buckley Department of Ecology Department of Community Trade and Economic Development</b>	<b>3-9 months</b>

### Habitat Preservation and Nature Center

<i>Project</i>	<i>Priority</i>	<i>Responsible Parties</i>	<i>Recommended Timeline</i>
<ol style="list-style-type: none"> <li>1. Hire a Wildlife Biologist to identify prime habitat corridors and areas within the City of Buckley</li> <li>2. Create overlay zones within identified corridors to preserve prime habitat</li> <li>3. Identify non-governmental organizations (NGOs) to partner with in creation of a nature reserve and center</li> <li>4. Working with NGOs develop a Nature Center/Reserve plan and access funding for implementation</li> </ol>	<b>1</b>	<b>City of Buckley Department of Ecology US Department of Fish and Wildlife Other non-governmental organizations working on habitat preservation</b>	<b>1-2 years</b>

### Funding Opportunities

#### *Wildlife Habitat Incentives Program*

Natural Resources Conservation Service offers a voluntary program for people who want to develop and improve wildlife habitat primarily on private lands. It provides both technical assistance and cost-share payments to help establish and improve fish and wildlife. Contact Ross Lahren (509) 323-2971.

#### *Washington Wildlife and Recreation Program (WWRP)*

Washington Interagency Committee for Outdoor Recreation offers a program to support acquisition and development of outdoor recreation and conservation lands. Eligible projects

include important local and state parks, water access sites, trails, critical habitat, natural areas, and urban wildlife habitat. Contact: Marguerite Austin.

*Pierce County Conservation Futures Program*

Conservation Futures is a land preservation program for protection of threatened areas of open space, timber lands, wetland, habitat areas, agricultural and farm lands within the boundaries of Pierce County. Conservation Futures funds are used to acquire the land or the rights to future development of the land. Conservation Futures is administered by Pierce County Government. The process starts April 1, 2004 with a notice in the newspapers. Property nomination applications are to be filed no later than May 31, 2004 by 4:30pm to the Pierce County Parks and Recreation Department in the Lakewood Community Center. For more information:  
<http://www.co.pierce.wa.us/text/abtus/ourorg/parks/cfutures.htm>