

PROJECT: 22-1447 DEV, SW COMMUNITY PARK-OUTDOOR AMPHITHEATER

Sponsor: South Whidbey Parks & Rec Dist Program: WWRP - Local Parks Status: Preapplication

Parties to the Agreement

PRIMARY SPONSOR

South Whidbey Parks & Recreation District

Address 5475 Maxwellton Road

City Langley **State** WA **Zip** 98260

Org Type District-Park

Vendor # SWV0091513-00

UBI

Date Org created

Org Notes

[link to Organization profile](#)

Org data updated

SECONDARY SPONSORS

No records to display

External Systems

SPONSOR ASSIGNED INFO

Sponsor-Assigned Project Number 2022-02

Sponsor-Assigned Regions

EXTERNAL SYSTEM REFERENCE

Source	Project Number	Submitter
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No records to display

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Project Contacts

Contact Name Primary Org	Project Role	Work Phone	Work Email
<u>Allison Dellwo</u> Rec. and Conserv. Office	Project Manager	(360) 867-8626	allison.dellwo@rco.wa.gov
<u>Doug Coutts</u> South Whidbey Parks & Rec Dist	Project Contact	(360) 221-6488	dirswprd@whidbey.com
<u>Matthew Simms</u> South Whidbey Parks & Rec Dist	Alt Project Contact	(425) 876-0826	matthewesimms@eaton.com
<u>Carrie Monforte</u> South Whidbey Parks & Rec Dist	Billing	(360) 221-5484	swparks@whidbey.com

Worksites & Properties

Worksite Name

#1 Amphitheater Site

Development	Property Name
✓	South Whidbey Community Park

Worksite Map & Description

Worksite #1: Amphitheater Site

WORKSITE ADDRESS

Street Address 5495 Maxwellton Road
City, State, Zip Langley WA 98260

Worksite Details

Worksite #1: Amphitheater Site

SITE ACCESS DIRECTIONS

From SR525 Head north on Maxwellton Road past South Whidbey High School. The park entrance will be on the right before getting to the Primary School on the left.

Questions

#1: Identify the source of funds (i.e. federal grant, Conservation Futures, local appropriations, private land donation, etc.) that was originally used to acquire the property.

Local Appropriations

#2: Give street address for this worksite if available.

5495 Maxwellton Road Langley, WA> 98260

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Project Location

RELATED PROJECTS

Projects in PRISM

PRISM Number	Project Name	Current Status	Relationship Type	Notes
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No related project selected

Related Project Notes

Questions

#1: Does the project site or project boundary lie within the urban growth area boundary of a city or town with a population of 5,000 or more?

No. Project site is equidistant from and centered between Langley and Freeland UGAs and a third population center in Clinton. The total population in the surrounding primary service area is approximately 17,000, and the secondary service area contains an additional 12,000 citizens.

#2: Is the project on State Owned Aquatic Lands? Please contact the Washington State Department of Natural Resources to make a determination. [Aquatic Districts and Managers](#)

No

Property Details

Property: South Whidbey Community Park (Worksite #1: Amphitheater Site)

✓ Development

LANDOWNER

Name	South Whidbey Parks and Recreation District
Address	5475 Maxwellton Road
City	Langley
State	WA Zip 98260
Type	Local

CONTROL & TENURE

Instrument Type	Sponsor owned property (deed)
Timing	Existing
Term Length	Perpetuity
# Yrs	
Expiration Date	
Note	

Project Proposal

Project Description

Construct an outdoor amphitheater with sloped lawn seating in Community Park

Project Questions

#1: When will the project be completed and made available to the public for outdoor recreation uses? Please note that funding may not be awarded for about one year from application submittal and it may take one or more years for you to complete the project.

With funding in 2023, we estimate project completion by December 31, 2024 with availability for use from that point forward.

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#2: Describe any required mitigation as a result of the action in this proposal. Will mitigation occur on this site or another location?

None known

#3: Are overhead utility lines present at the site, and if so explain how they will be relocated or buried.

No

#4: Is this project scope part of a larger effort not reflected in the project application? If so, briefly describe the larger effort, funding amount(s) and source(s).

No

#5: Describe the nature of any existing rights-of-way, easements, reversionary interests, etc. to the project area.

None known

#6: Do you plan to restrict or limit general public availability or use of the site in any way? If yes, describe the type of restriction, the portion of the project area that will be restricted (an illustrative map may be requested), and the reason(s) the public will be restricted.

No

#7: Does this application contain state, federal or other grants as part of the "sponsor match"? If "yes," name the grant(s) and date grant will be available.

Yes

Yes, LWCF application this cycle for fun disbursement in 2024

Development Metrics

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Worksite: Amphitheater Site (#1)

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BUILDINGS AND STRUCTURES

Construct amphitheater/stage

Total cost for Construct amphitheater/stage			\$268,000
Number of amphitheatres		New 1	Renovate 0
Number of amphitheater stages		1	0
Select the amphitheater seating type			Sloped lawn area
Number of spectator seats at the amphitheater			250

GENERAL SITE IMPROVEMENTS

Develop circulation paths or access routes

Total cost for development of circulation paths or access routes			\$10,000
Enter length of circulation paths and routes by surface type		Crushed rock	Feet 200
		Total	200
Minimum width of the circulation paths or access routes			3
Lighting provided (yes/no)		No	

Install signs/kiosk

Total cost for Install signs/kiosk			\$10,000
Number of kiosks		New 0	Renovate 0
Number of interpretive signs/displays		0	0
Number of permanent entrance signs		1	0
Number of electronic signs		0	0
Project involves installation of informational signs (yes/no)		Yes	

Install site furnishings

Total cost for Install site furnishings			\$1,000
Select the site furniture / amenities			Other

Landscaping improvements

Total cost for Landscaping improvements			\$10,000
Acres of landscaped area			0.10
Select the landscape features			Grass/turf Trees/shrubs

PARKING AND ROADS

Parking development

Total cost for Parking development			\$20,000
Number of vehicle parking stalls		New 15	Renovate 0
Number of vehicle with trailer parking stalls		0	0
Number of accessible parking stalls			Number 2
		Vehicle	2
		Vehicle with trailers	0
		Total	2
Select the parking surfaces			Asphalt
Select the parking enhancements			Curbs Striping Wheel stops

SITE PREPARATION

General site preparation

Total cost for General site preparation			\$20,000
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Acres of site preparation	1.00
Number of trail miles for site preparation	0
Buildings / structures to be demolished	None
Select the site preparation activities	General site prep activities Mobilization Surveying

UTILITIES

Install communication utilities

Total cost for Install communication utilities	\$1,000
Select the communication utilities	Cable

Install power utilities

Total cost for Install power utilities	\$100,000
Select the power utilities	General service connection Relocate/bury power utility Transformers/panels

CULTURAL RESOURCES

Cultural resources

Total cost for Cultural resources	\$4,000
Acres surveyed for cultural resources	1.50
Number of trail miles surveyed for cultural resources	0

PERMITS

Obtain permits

Total cost to Obtain permits	\$2,000
Number of permits required for implementation of project	3

ARCHITECTURAL & ENGINEERING

Architectural & Engineering (A&E)

Total cost for Architectural & Engineering (A&E)	\$5,000
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Overall Project Metrics

COMPLETION DATE

Projected date of completion 12/31/2024

SITES IMPROVED

Project acres developed 1.20

Project acres renovated 0

Development Cost Estimates

Worksite #1: Amphitheater Site

Category	Work Type	Estimated Cost	Note	
Buildings and Structures	Construct amphitheater/stage	\$268,000		
Cultural Resources	Cultural resources	\$4,000		
General Site Improvements	Develop circulation paths or access routes	\$10,000		
	Install signs/kiosk	\$10,000		
	Install site furnishings	\$1,000		
	Landscaping improvements	\$10,000		
	Parking and Roads	Parking development	\$20,000	
	Permits	Obtain permits	\$2,000	
Site Preparation	General site preparation	\$20,000		
Utilities	Install communication utilities	\$1,000		
	Install power utilities	\$100,000		
	Subtotal:	\$446,000		
Admin, Architecture, and Engineering		\$5,000		
	Total Estimate For Worksite:	\$451,000		

Summary

Total Estimated Costs Without AA&E:	\$446,000
Total Estimated AA&E:	\$5,000
Total Estimated Development Costs:	\$451,000

Cost Summary

	Estimated Cost	Project %	Admin/AA&E %
<u>Development Costs</u>			
Development	\$446,000		
Admin, Architecture, and Engineering	\$5,000		1.12 %
SUBTOTAL	\$451,000	100.00 %	
Total Cost Estimate	\$451,000	100.00 %	

Funding Request and Match

FUNDING PROGRAM

WWRP - Local Parks \$202,500 44.900222 %

SPONSOR MATCH

State Funding Grant - RCO LWCF

Amount \$202,500.00

Funding Organization South Whidbey Parks & Recreation District

Other Monetary Funding Donated Cash

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Amount		\$15,000.00
Funding Organization		Rotary Club of South Whidbey
Other Monetary Funding	Donated Cash	
Amount		\$10,000.00
Funding Organization		South Whidbey Parks & Recreation District Note: Additional Fundraising to be done
Other In-Kind Contributions	Sponsor Equipment Use	
Amount		\$6,000.00
Funding Organization		South Whidbey Parks & Recreation District
Donated Paid Labor	Sponsor Payroll	
Amount		\$15,000.00
Funding Organization		South Whidbey Parks & Recreation District
	Match Total:	\$248,50055.099778 '
	Total Funding Request (Funding + Match):	\$451,000100.000000C

Cultural Resources

Worksite #1: Amphitheater Site

#1: Provide a description of the project actions at this worksite (acquisition, development and/or restoration activities that will occur as a part of this project)

Clearing and grading and bringing electrical power in from the road for the amphitheater Excavation for the foundation, parking area, and construction of the amphitheater stage/performance area.

#2: Describe all ground disturbing activities (length, width and depth of disturbance and equipment utilized) that will take place in the Area of Potential Effect (APE). Include the location of any construction staging or access roads associated with your project that will involve ground disturbance.

Clearing and grading and bringing electrical power in from the road for the amphitheater Excavation for the foundation, and parking area

#3: Describe any planned ground disturbing pre-construction/restoration work. This includes geo-technical investigation, fencing, demolition, decommissioning roads, etc.

Digging of holes as needed for Cultural Resources survey

#4: Describe the existing project area conditions. The description should include existing conditions, current and historic land uses and previous excavation/fill (if depths and extent is known, please describe).

Area is the edge of a wooded forest with grass as ground cover. no previous excavation or fill. Part of the area (grass area) is used as overflow parking by park users.

#5: Will a federal permit be required to complete the scope of work on the project areas located within this worksite?

No

#6: Are you utilizing Federal Funding to complete the scope of work? This includes funds that are being shown as match or not.

Yes

#6a: Please list the federal agency and funding sources.

LWCF Grant application this cycle

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#7: Do you have knowledge of any previous cultural resource review within the project boundaries during the past 10 years?

Yes

#7a: Summarize the previous cultural resource review; including lead agency and date of review, reference name and numbers, etc. If RCO, include the prior phase grant number. NOTE: Do not provide any site-specific information considered confidential. Attach previous surveys or other reference documents.

In 2021 the District provided detailed maps of the proposed area of impacts to Washington State Department of Archaeology and Historic Presentation (DAHP) and DAHP Project 2021-11-07933 was created. DAHP subsequently determined the project is located in an area determined to be moderate-low risk of containing archaeology according to the DAHP predictive model. There are no previously recorded cultural resources in the project area or surroundings. DAHP also found no record of significant historical period uses of this location. Therefore, the DAHP recommended that the LOSS project for the South Whidbey Parks & Aquatic Foundation on R32910-091-3750 should move forward following a standard Inadvertent Discovery Plan.

#8: Is the worksite located within an existing park, wildlife refuge, natural area preserve, or other recreation or habitat site?

No

#9: Are there any structures over 45 years of age within this worksite? This includes structures such as buildings, tidegates, dikes, residential structures, bridges, rail grades, park infrastructure, etc.

No

#10: Describe existing worksite site conditions. The answer to this question will be used in cultural resource consultation so please provide detailed information.

No existing structures on the site. Site is forest with some grass, not developed.

Project Permits

Permits and Reviews	Issuing Organization	Applied Date	Received Date	Expiration Date	Permit #
Archeological & Cultural Resources (EO 05-05)	DAHP				
Building Permit	City/County				
Clear & Grade Permit	City/County				

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Attachments

Required Attachments	4 out of 4 done
Control & Tenure Documentation	✓
Map: Boundary map – Draft	✓
Photo	✓
Site Plan: Development site plan	✓

PHOTOS (JPG, GIF)
Photos (JPG, GIF)



509775

PROJECT DOCUMENTS AND PHOTOS

Project Documents and Photos

File Type	Attach Date	Attachment Type	Title	Person	File Name, Number Associations	Shared
	04/29/2022	Project Support / Concern Documents	RCSW-Donation Letter.pdf	DougC	RCSW-Donation Letter.pdf, 512089	✓
	04/29/2022	Site Plan: Development site plan	Community Park Amphitheater Site.pdf	DougC	Community Park Amphitheater Site.pdf, 512071	✓
	04/21/2022	Photo	Amphitheater-Picture.jpg	DougC	Amphitheater-Picture.jpg, 509775	✓
	04/21/2022	Control & Tenure Documentation	Control and Tenure Documentation.pdf	DougC	Control and Tenure Documentation.pdf, 509676	✓
	04/21/2022	Applicant Resolution/Authorizations	22-1447 Authorizing Resolution.pdf	DougC	22-1447 Authorizing Resolution.pdf, 509619	✓
	04/19/2022	Map: Boundary map – Draft	22-1447 Project Boundary Map-draft.pdf	DougC	22-1447 Project Boundary Map-draft.pdf, 508786	✓

RCO Staff Scores

Criteria	Score	Score Range	Basis	Applicant Challenge	RCO Response
GMA Preference	0	-1.0 to 0.0	In Compliance with GMA		
Proximity to People (City/UGA)	0	0.0 to 1.5	Not in city with required population		
Proximity to People (County)	0	0.0 to 1.5	Island County - 166.19		

Application Status

Application Due Date: 05/03/2022

Status Name	Status Date	Submitted By	Submission Notes
Preapplication	03/18/2022		

I certify that to the best of my knowledge, the information in this application is true and correct. Further, all application requirements due on the application due date have been fully completed to the best of my ability. I understand that if this application is found to be incomplete, it will be rejected by RCO. I understand that I may be required to submit additional documents before evaluation or approval of this project and I agree to provide them.

Date of last change: 05/03/2022

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