

PROJECT: 22-1449 DEV, SW SPORTS COMPLEX-ARTIFICIAL TURF FIELD

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 2022-04

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	matthewsimms@eaton.com
<u>Carrie Monforte</u> South Whidbey Parks & Rec Dist	Billing	(360) 221-5484	swparks@whidbey.com

Worksites & Properties

Worksite Name

#1 Sports Field #1

Development	Property Name
✓	South Whidbey Sports Complex

Worksite Map & Description

Worksite #1: Sports Field #1

WORKSITE ADDRESS

Street Address 5598 Langley Road
City, State, Zip Langley WA 98260

Worksite Details

Worksite #1: Sports Field #1

SITE ACCESS DIRECTIONS

From SR525 head north on Langley Road South Whidbey Sports Complex entrance will be 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.

5598 Langley 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 Sports Complex (Worksite #1: Sports Field #1)

✓ 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

Develop and construct a multi-use artificial turf sports field on Field #1 of the South Whidbey Sports Complex

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 project should be completed and available for use December 31st, 2024

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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

Youth Athletic Facilities grant being applied for this cycle with funds available 2023
Planning on Department of Commerce-YRF grant this year as well as a Cal Ripken Sr. Foundation grant this year.

Development Metrics

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Worksite: Sports Field #1 (#1)

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ATHLETIC FIELDS

Installation of athletic field amenities

Total cost for Installation of athletic field amenities \$10,000

Number of athletic field amenities Bleachers
Spectator seating

Multi-purpose field development

Total cost for Multi-purpose field development \$3,332,420

Number of multi-purpose fields New 0 Renovate 1

Number of multi-purpose fields with lighting 0 0

Number of multi-purpose fields by surface type
Natural 0
Synthetic 1
Total 1

Primary users of multipurpose fields Adults
Youth

Select the recreational uses of multi-purpose fields Baseball
Football
Lacrosse
Soccer
Softball

Note: Also to be used by Ultimate Frisbee and any other full field sports

Select the multi-purpose field renovation elements Add/replace fencing
Add/replace irrigation/drainage
Add/replace lighting
Add/replace turf
Add/upgrade field amenities

BUILDINGS AND STRUCTURES

Construct storage facility

Total cost for Construct storage facility \$10,000

Number of storage buildings New 1 Renovate 0

Number of square feet of the storage building 200

GENERAL SITE IMPROVEMENTS

Install fencing/barriers

Total cost for Install fencing/barriers \$100,000

Select the fencing types Chain link fencing

Linear feet of fencing/barriers installed 1,400

Number in feet of fence height 16

Select the barrier types Gates

Install general site structures

Total cost for Install general site structures \$25,000

Select one or more of the sheltered structures included in the project None

Select one or more of the surface structures included in the project Retaining wall

Square feet of sheltered/surface structures 0

Length of retaining wall/seating wall (feet) 350

Install signs/kiosk

Total cost for Install signs/kiosk \$0,000

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Total cost for install signs/kiosk	\$,000	
	New	Renovate
Number of kiosks	0	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)	No	

SITE PREPARATION

General site preparation

Total cost for General site preparation	\$25,000
Acres of site preparation	3.00
Number of trail miles for site preparation	0
Buildings / structures to be demolished	None
Select the site preparation activities	Demolition General site prep activities Mobilization Surveying

UTILITIES

Install power utilities

Total cost for Install power utilities	\$25,000
Select the power utilities	Relocate/bury power utility Transformers/panels

CULTURAL RESOURCES

Cultural resources

Total cost for Cultural resources	\$10,000
Acres surveyed for cultural resources	3.00
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	2

ARCHITECTURAL & ENGINEERING

Architectural & Engineering (A&E)

Total cost for Architectural & Engineering (A&E)	\$25,000
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Overall Project Metrics

COMPLETION DATE

Projected date of completion	12/31/2024
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SITES IMPROVED

Project acres developed	0
Project acres renovated	3.00

Development Cost Estimates

Worksite #1: Sports Field #1

Category	Work Type	Estimated Cost	Note
Athletic Fields	Installation of athletic field amenities	\$10,000	
	Multi-purpose field development	\$3,332,420	
Buildings and Structures	Construct storage facility	\$10,000	
Cultural Resources	Cultural resources	\$10,000	
General Site Improvements	Install fencing/barriers	\$100,000	
	Install general site structures	\$25,000	
	Install signs/kiosk	\$3,000	
Permits	Obtain permits	\$2,000	
Site Preparation	General site preparation	\$25,000	
Utilities	Install power utilities	\$25,000	
	Subtotal:	\$3,542,420	
Admin, Architecture, and Engineering		\$25,000	
	Total Estimate For Worksite:	\$3,567,420	

Summary

Total Estimated Costs Without AA&E:	\$3,542,420
Total Estimated AA&E:	\$25,000
Total Estimated Development Costs:	\$3,567,420

Cost Summary

	Estimated Cost	Project %	Admin/AA&E %
<u>Development Costs</u>			
Development	\$3,542,420		
Admin, Architecture, and Engineering	\$25,000		0.71 %
SUBTOTAL	\$3,567,420	100.00 %	
Total Cost Estimate	\$3,567,420	100.00 %	

Funding Request and Match

FUNDING PROGRAM

WWRP - Local Parks	\$500,000	14.015731 %
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SPONSOR MATCH

State Funding	Grant - RCO YAF	
Amount		\$350,000.00
Funding Organization		Recreation and Conservation Office (RCO)
Other Monetary Funding	Appropriation - State	

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Amount		\$1,200,000.00
	Note: Application for YRF this year	
Funding Organization		Washington State Department of Commerce
Other Monetary Funding	Donated Cash	
Amount		\$100,000.00
	Note: Capital Campaign to be started- Target of \$100,000	
Funding Organization		South Whidbey Parks & Recreation District
Other Monetary Funding	Grant - Private	
Amount		\$1,417,420.00
Funding Organization		Cal Ripken Foundation
Grant Program		Cal Ripken Foundation Grant Program

Match Total: \$3,067,42085.984269 '
 Total Funding Request (Funding + Match): \$3,567,420100.00000C

Cultural Resources

Worksite #1: Sports Field #1

#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)

This would be a development project clearing and grading of an existing grass sports field and conversion to an artificial turf sports field with drainage, fencing, and lighting.

In 2021 the District provided detailed maps of the property to Washington State Department of Archaeology and Historic Presentation (DAHP)- pursuant to a major development project, 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 original development project on R32910-091-3750 should move forward following a standard Inadvertent Discovery Plan. The DAHP email with this information is attached to the application.

#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.

Excavation of field space to subgrade, approximately 1' of excavation on the majority of the site. Berm along one side will be excavated to a matching depth and a retaining wall constructed.

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

Possible Geo-technical investigation, excavation to subgrade, and grading of site for drainage

#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).

Site is a flat, less than 1% grade for drainage grass sports field

#5: Will a federal permit be required to complete the scope of work on the project areas located within this worksite?
 No

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

No

#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 property to Washington State Department of Archaeology and Historic Presentation (DAHP)- pursuant to a major development project, 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 original development project on R32910-091-3750 should move forward following a standard Inadvertent Discovery Plan. The DAHP email with this information is attached to the application.

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

Yes

#8a: Please name the area and specify when the site was established.

South Whidbey Sports Complex

#9: Are there any structures over 45 years of age within this worksite? This includes structures such as buildings, tidesgates, 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.

Existing worksite is a grass sports field to be converted into an artificial turf field. Site is flat with a berm along one side.

Project Permits

Permits and Reviews	Issuing Organization	Applied Date	Received Date	Expiration Date	Permit #
Archeological & Cultural Resoures (EO 05-05)	DAHP				
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)



509772 # 512608

PROJECT DOCUMENTS AND PHOTOS

Project Documents and Photos

File Type	Attach Date	Attachment Type	Title	Person	File Name, Number Associations	Shared
	05/02/2022	Project plan document	South Whidbey WA - Synthetic Turf Budget Proposal.pdf	DougC	South Whidbey WA - Synthetic Turf Budget Proposal.pdf, 513211	✓
	05/02/2022	Cultural Resources: Correspondence	DAHP Cultural Resources study email.pdf	MatthewS	DAHP Cultural Resources study.pdf, 513068	
	05/02/2022	Site Plan: Development site plan	DimensionalRendering_Turf_April2022.pdf	MatthewS	DimensionalRendering_Turf_April2022... 512629	✓
	05/01/2022	Photo	WorksiteImage_Overhead.jpg	MatthewS	WorksiteImage_Overhead.jpg, 512608	✓
	04/21/2022	Photo	Sports Field-Picture.jpg	DougC	Sports Field-Picture.jpg, 509772	✓
	04/21/2022	Control & Tenure Documentation	Control and Tenure Documentation.pdf	DougC	Control and Tenure Documentation.pdf, 509678	✓
	04/21/2022	Applicant Resolution/Authorizations	22-1449 Authorizing Resolution.pdf	DougC	22-1449 Authorizing Resolution.pdf, 509615	✓
	04/19/2022	Map: Boundary map – Draft	22-1449 Project Boundary Map-draft.pdf	DougC	22-1449 Project Boundary Map-draft.pdf, 508788	✓

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

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documents before evaluation or approval of this project and I agree to provide them.

Date of last change: 05/03/2022