
PROJECT: 22-1451 DEV, SW SPORTS COMPLEX-ARTIFICIAL TURF FIELD-YAF

Sponsor: South Whidbey Parks & Rec Dist Program: YAF - Large 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 2022-05

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 the 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 Appropriation

#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
No related project selected				

Related Project Notes

Questions

#1: 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 Di
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 Field at the South Whidbey Sports Complex

Project Questions

#1: Is any part of the scope of work included in this application required as mitigation for another project or action? E.g. FERC relicensing, Habitat Conservation Plan, legal settlement, etc. If yes, explain:

No

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

None known

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#5: 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

WWRP-Local Parks Grant application this cycle with funding available in 2023 Planning on Department of Commerce-YRF grant this year as well as a Cal Ripken Sr. Foundation grant this year.

Evaluation Criteria

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#1: NEED AND NEED SATISFACTION TEST 123 What is the community's need for the proposed youth athletic facility?
To what extent will the project satisfy the needs in the service area?

There is a significant and unmet need on South Whidbey Island for all-season youth athletic fields, based on climatic restrictions that shut down all access to existing fields intermittently but frequently in the winter months in this diverse community of more than 16,000 citizens. Currently, South Whidbey Parks & Recreation District owns and operates the equivalent of five full sized soccer/football/ultimate frisbee/lacrosse/multi sport fields within the boundaries of South Whidbey Community Park and the South Whidbey Sports Complex. These fields are in demand year round by local youth clubs and other youth organizations, but are only available for use in winter months as conditions allow.

Spring 2022 has seen a large increase in the number of youth participants in field users including the South Whidbey Youth Soccer Club particularly in the younger age groups, so an increase in older age groups can be anticipated in the years to come. The recovery from COVID restrictions (the youth soccer program was temporarily but completely shut down in Spring of 2020) driving a huge demand for field space, as in spring of 2019 registration for soccer was 132 kids while in spring 2022 registration has nearly doubled to 245.

Soccer is not the only youth athletic group placing heavy demands for field space, as we also have large youth Ultimate Frisbee contingent that plays normally twice a week. We have partnered with this user group and the School District to develop a youth program that is feeding both middle school and high school teams, teams that have become regionally competitive. This includes hosting a local tournament that attracts teams from all across the region.

Additionally, both of the High School soccer teams use our grass fields currently through an interlocal agreement and as young adult athletes in a competitive realm, are the most aggressive and impactful players on our fields, playing rain or shine through their entire seasons. They then convert to SWYSC teams for the school team off-season and continue play on Park District fields year round.

The need for youth athletic facilities in this diverse community is clear. The problem lies in our climate and in the fall, winter, and spring field conditions that result. Starting in October and extending many years into April we are forced to close fields to youth athletic play because field conditions make the surfaces unplayable. During these times the grass field surface goes dormant due to low levels of sunlight, and are therefore unable to recover if damaged by play. When these low levels of sunlight are combined with high levels of precipitation, we are forced to close the fields to protect them for usage in the main outdoor sports season.

When this happens there are no reasonable alternatives for youth athletics for the entire population of the District. There currently is not an artificial turf sports field on the south end of Whidbey Island for any teams to use. Our fields and all school fields are all grass. Geographically, the nearest turf fields would be in Everett or up in Oak Harbor. To access these fields, our groups would have to either drive more than 90 minutes round trip to Oak Harbor High School, or spend more than three hours taking the ferry across to Mukilteo/Everett and drive to the nearest facility at Kasch Park.

The development of this field as an artificial turf field would create a space for all of these young athletes to practice their sport year round with no impact to the actual fields that could have a negative effect on the main spring and fall sports seasons. The inclusion of lights for this field would allow for practices/games to occur after school hours, as in winter the short daylight window makes practice on an unlit field impossible.

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#2: DESIGN AND COST ESTIMATE How well is the project designed? How reasonable are the cost estimates, do they accurately reflect the scope of work, and are there enough funds to implement the proposed projects?

Cost estimates were provided by a contractor that performs all design/engineering and construction work for artificial sports turf fields who had a design rendering as a foundation supplemented by a physical visit to the project worksite to confirm conditions and any pitfalls that could be identified. As a result the development cost estimate depicts as accurately as possible the estimated costs for the project. Assuming this application and the additionally applied for grant is successful, funding will be available to cover the project.

#3: SUSTAINABILITY Will the project result in a quality, sustainable, recreational opportunity while protecting the integrity of the environment?

This project is already proven sustainable. The grass field at the site proposed is currently in use for youth athletics and has been for decades. Different maintenance would be required for a turf field versus a grass field but our existing staff can be trained to maintain it and it would be less work than the existing grass field. The conversion of this field would also increase the sustainability of the grass fields in our inventory since winter play could be directed to the artificial turf field giving the grass fields time to rest and not incur any additional wear and tear in the winter. The use of an existing field eliminates any need to clear more forested area and takes advantage of the resources available to the District while protecting the forested trail areas for those park guests who enjoy our trails.

#4: FACILITY MANAGEMENT Does the applicant have the ability to operate and maintain the facility?

The South Whidbey Parks and Recreation District has been in existence since 1983 actively developing, constructing, managing and operating parks and amenities and operating park programs for youth athletics and users of all ages. The proposed artificial turf field would replace an existing grass field. The District has a permanent staff that maintains a very high quality standard for existing sports fields and other facilities, and would have no difficulty maintaining an artificial turf field as a replacement for a grass field.

#5: AVAILABILITY When the project is complete, how often will it be available for competitive youth sports in a calendar year?

This would be a Park District owned and operated field and would be available for competitive youth sports year round, and based on District policies school-age and youth athletics have the highest priority in field scheduling. The bulk of our sports field usage is youth sports and the anticipation is that would continue. The field is planned to be used year-round for games and will be the only field available for use in the park in the winter months.

#6: READINESS TO PROCEED What is the timeline for completing the project? Will the sponsor be able to complete the project within 3 years?

It is anticipated that with funding in 2023, the project should be completed by December 31, 2024.

#7: PROJECT SUPPORT AND PARTNERSHIPS To what extent do users and the public support the project?

We are currently soliciting letters of support, but have worked with our local youth sports groups and adult sports representatives to develop this project. All are on board and supportive and have worked actively in the process of planning this project as well as the writing of this grant proposal.

Development Metrics

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Worksite: Sports Field #1 (#1)

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 0
Number of multi-purpose fields with lighting	0	1
Number of multi-purpose fields by surface type		Number
	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 for Ultimate Frisbee

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

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Total cost for Install signs/kiosk			\$3,000
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)	No		

SITE PREPARATION

General site preparation

Total cost for General site preparation			\$25,000
Acres of site preparation			3.00
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

PERMITS

Obtain permits

Total cost to Obtain permits			\$2,000
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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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PROGRAM OUTCOMES

Youth Served	750
Youth Served by the development or renovation project	1,500

SITES IMPROVED

Project acres renovated	3.00
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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

YAF - Large	\$350,000	9.811012 %
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SPONSOR MATCH

State Funding	Grant - RCO WWRP
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Amount	\$500,000.00
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Funding Organization	South Whidbey Parks & Recreation District
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Funding Organization

South Whidbey Parks & Recreation District

Other Monetary Funding

Appropriation - State

Amount \$1,200,000.00
Note: YRF Grant being applied for 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 \$50,000

Funding Organization

South Whidbey Parks & Recreation District

Other Monetary Funding

Grant - Private

Amount \$1,417,420.00

Funding Organization

Cal Ripken Sr Foundation

Grant Program

Cal Ripken Sr Foundation Grant Program

Match Total: \$3,217,42090.188988 '

Total Funding Request (Funding + Match): \$3,567,420100.000000

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

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#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.

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, 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.

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 Resources (EO 05-05)	DAHP				
Clear & Grade Permit	City/County				

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Attachments

Required Attachments

6 out of 6 done

Control & Tenure Documentation	✓
Map: Athletic Facility	✓
Map: Boundary map – Draft	✓
Photo	✓
Site Plan: Development site plan	✓
Visuals	✓

PHOTOS (JPG, GIF)

Photos (JPG, GIF)



509774 # 512610

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, 513210	✓
	05/02/2022	Cultural Resources: Correspondence	DAHP Cultural Resources study_email.pdf	MatthewS	DAHP Cultural Resources study.pdf, 513073	
	05/02/2022	Site Plan: Development site plan	DimensionalRendering_Turf_April2022.pdf	MatthewS	DimensionalRendering_Turf_April2022... 512628	✓
	05/01/2022	Photo	WorksiteImage_Overhead.jpg	MatthewS	WorksiteImage_Overhead.jpg, 512610	✓
	04/29/2022	Visuals	Visuals-Sports Fields.docx	DougC	Visuals-Sports Fields.docx, 512134	✓
	04/29/2022	Map: Athletic Facility	Map-Athletic Facility-Artificial Turf Field.pdf	DougC	Map-Athletic Facility-Artificial Turf Field.pdf, 512072	✓
	04/21/2022	Photo	Sports Field-Picture.jpg	DougC	Sports Field-Picture.jpg, 509774	✓
	04/21/2022	Control & Tenure Documentation	Control and Tenure Documentation.pdf	DougC	Control and Tenure Documentation.pdf, 509677	✓
	04/21/2022	Applicant Resolution/Authorizations	22-1451 Authorizing Resolution.pdf	DougC	22-1451 Authorizing Resolution.pdf, 509618	✓
	04/19/2022	Map: Boundary map – Draft	22-1451 Project Boundary Map-draft.pdf	DougC	22-1451 Project Boundary Map-draft.pdf, 508787	✓

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/County)	0	0.0 to 1.0	Not in city with required population or county with required population density		

Application Status

Application Due Date: 05/03/2022

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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