

## PROJECT: 22-1456 DEV, SW SPORTS COMPLEX-PICKLEBALL COURTS-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** 2022-07

**Sponsor-Assigned Regions**

#### EXTERNAL SYSTEM REFERENCE

Source	Project Number	Submitter
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No records to display

# Project Application Report - 22-1456

## 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	<a href="mailto:allison.dellwo@rco.wa.gov">allison.dellwo@rco.wa.gov</a>
<u>Doug Coutts</u> South Whidbey Parks & Rec Dist	Project Contact	(360) 221-6488	<a href="mailto:dირswprd@whidbey.com">dirswprd@whidbey.com</a>
<u>Matthew Simms</u> South Whidbey Parks & Rec Dist	Alt Project Contact	(425) 876-0826	<a href="mailto:matthewesimms@eaton.com">matthewesimms@eaton.com</a>
<u>Carrie Monforte</u> South Whidbey Parks & Rec Dist	Billing	(360) 221-5484	<a href="mailto:swparks@whidbey.com">swparks@whidbey.com</a>

## Worksites & Properties

### # Worksite Name

#1 South Whidbey Sports Complex

Development	Property Name
✓	South Whidbey Sports Complex

## Worksite Map & Description

### Worksite #1: South Whidbey Sports Complex

#### WORKSITE ADDRESS

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

## Worksite Details

### Worksite #1: South Whidbey Sports Complex

#### 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 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: South Whidbey Sports Complex)

✓ 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

Construction of six pickleball courts 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 application this cycle with funds available in 2023 if successful

## Evaluation Criteria

#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?

Now the official state sport of Washington, pickleball has been a fixture of youth athletics for years on South Whidbey Island due to incorporation in School District physical education programs. Awareness of and participation in pickleball programs has been further augmented on South Whidbey due to the regional and national success of local youth pickleball players, several of whom have risen to the highest levels of professional pickleball in the United States.

This grassroots development and high level of awareness has developed a significant need for pickleball facilities. In the six years since founding, the local pickleball group has grown from six players to more than 150 active players and is growing rapidly beyond that. As a District we have run a number of pickleball programs including an Intro to Pickleball class that has had 150 students since 2018. The sport is growing leaps and bounds with all ages participating. Local school district physical education teachers have expanded the inclusion of pickleball in their curriculum. Pickleball is a multi-generational sport where youth can compete and play with adults and seniors on the same level.

To address the needs of this large and rapidly growing group, prior to the COVID pandemic, the District worked with interested community members to set up four temporary pickleball courts in one of the parking lots at the South Whidbey Sports Complex, a facility owned by the District. These courts, designed as a temporary stop-gap measure were immediately overflowing with usage. To accommodate the surge in demand for courts local pickleballers have borrowed space on a converted school basketball court and in winter months have been sharing a portion of a School District gymnasium arranged in partnership with the Parks District.

The construction of six dedicated outdoor pickleball courts will address this overwhelming need and allow for continued growth in the programs as the facility will be available at all times for the use of youth and adult pickleball programs.

#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 are based on a detailed design rendering, known costs of construction for similar private courts on the District completed in the last two years, and on information received from several local contractors on projects of similar scope and scale. The project is currently in conceptual design but if approved, formal design and contracting would follow. With both grants and local funding in place we anticipate enough funding to complete the project.

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

Project site is in an area of open ground not currently in use for other activities. The construction will follow the District's practice of least impact to the environment, while considering ongoing maintenance in design. For example, grading of the courts to allow for storm water runoff, and the use of 31 inch nets lifted off the ground to a height of 36 inches at the top to allow staff and players to blow off the courts more easily. These considerations in design will make maintenance of the courts easier and allow for sustainable usage. Construction quality objective is for court construction that will remain in service with minimal maintenance requirements to achieve a sustainable, high quality user experience.

#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 and since then has been actively developing, constructing, managing and operating parks and amenities. The district staff maintains over 400 acres of parks including sports fields, playgrounds, basketball courts, bathrooms and a skate park among other amenities. The addition of a six-court pickleball complex in this park fits within the District's mission as well as within District capabilities.

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

The courts, once completed, will be available for public use during the parks operating hours of dawn to dusk, seven days per week. Youth sports would have full access to use the courts recreationally at any time the park is open. Additionally, pickleball is included in local school physical education curricula and the Parks District will coordinate with School District to make the facility available to support youth athletic requirements during the school day.

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

With the funding allocated for 2023, the District would be ready to proceed with design build as soon as grant funds are allocated. This project would immediately move forward in partnership with the large local pickleball group on South Whidbey. This large, highly motivated, and engaged group of local pickleball players fully supporting the project who are willing to help in any way possible to complete the project in a timely fashion. The District has no doubt if awarded the grants being applied for that construction would be completed within the three-year window.

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

There is a large group of more than 150 local pickleball enthusiasts that are highly motivated and engaged in this project, and their numbers grow daily. To date this group has privately raised over \$50,000 of the match required through pledges from local players and other supporters and stakeholders. The community is fully behind this project and that support is only growing in size and momentum.

## Development Metrics

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Worksite: South Whidbey Sports Complex (#1)

## BUILDINGS AND STRUCTURES

### Construct storage facility

Total cost for Construct storage facility			\$12,000
Number of storage buildings		New 1	Renovate 0
Number of square feet of the storage building			128

## GENERAL SITE IMPROVEMENTS

### Develop circulation paths or access routes

Total cost for development of circulation paths or access routes			\$5,000
Enter length of circulation paths and routes by surface type		Asphalt Total	Feet 50 50
Minimum width of the circulation paths or access routes			4
Lighting provided (yes/no)		No	

### Install fencing/barriers

Total cost for Install fencing/barriers			\$80,000
Select the fencing types			Chain link fencing
Linear feet of fencing/barriers installed		<b>Note:</b> 528' of 7' fence 496' of 4' fence	1,024
Number in feet of fence height			7
Select the barrier types			Gates

### Install site furnishings

Total cost for Install site furnishings			\$7,000
Select the site furniture / amenities			Benches Picnic tables Recycling/Trash receptacles

## SITE PREPARATION

### General site preparation

Total cost for General site preparation			\$80,000
Acres of site preparation			0.50
Buildings / structures to be demolished			none
Select the site preparation activities			General site prep activities Surveying

## SPORT COURTS

### Pickleball development

Total cost for pickleball court development			\$260,000
Number of pickleball courts		New 6	Renovate 0
Number of pickleball courts with lighting		0	0
Surface types for pickleball courts			Number Impervious 6 Pervious 0 Total 6
Select the pickleball court renovation elements			Not applicable

## CULTURAL RESOURCES

### Cultural resources

Total cost for Cultural resources			\$12,000
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Acres surveyed for cultural resources	1.00
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### 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	0
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Youth Served by the development or renovation project	1,000
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### SITES IMPROVED

Project acres renovated	1.00
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## Development Cost Estimates

### Worksite #1: South Whidbey Sports Complex

Category	Work Type	Estimated Cost	Note
Buildings and Structures	Construct storage facility	\$12,000	
Cultural Resources	Cultural resources	\$12,000	
General Site Improvements	Develop circulation paths or access routes	\$5,000	
	Install fencing/barriers	\$80,000	
	Install site furnishings	\$7,000	
	Obtain permits	\$2,000	
Permits	General site preparation	\$80,000	
Site Preparation	Pickleball development	\$260,000	
Sport Courts			
	Subtotal:	\$458,000	
Admin, Architecture, and Engineering		\$25,000	
	Total Estimate For Worksite:	\$483,000	

### Summary

Total Estimated Costs Without AA&E:	\$458,000
Total Estimated AA&E:	\$25,000
Total Estimated Development Costs:	\$483,000

## Cost Summary

	Estimated Cost	Project %	Admin/AA&E %
<u>Development Costs</u>			
Development	\$458,000		
Admin, Architecture, and Engineering	\$25,000		5.46 %
SUBTOTAL	\$483,000	100.00 %	
Total Cost Estimate	\$483,000	100.00 %	

## Funding Request and Match

### FUNDING PROGRAM

YAF - Large	\$216,500	44.824017 %
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### SPONSOR MATCH

State Funding	Grant - RCO WWRP		
Amount			\$216,500.00
Funding Organization			South Whidbey Parks & Recreation District
Other Monetary Funding	Donated Cash		
Amount			\$50,000.00
Funding Organization			South Whidbey Parks & Recreation District <b>Note:</b> Pledged Donations from South Whidbey Pickleball Club players
	Match Total:		\$266,500.00
	Total Funding Request (Funding + Match):		\$483,000.00

## Cultural Resources

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## Worksite #1: South Whidbey Sports Complex

#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)

Development of 6 pickleball courts with support facilities.

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.

Clearing and grading will occur for the courts and patio area between the courts. There is about 5' of height difference between some areas of the worksite so grading may require some excavation of 6' plus in some areas.

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

Possible geo-technical excavation, fencing is included as well as foundation laying for the courts.

#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).

No historic land uses, the area is an un-used rolling area of grass in the existing Sports Complex.

#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

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

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#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?

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 cleared open grassy area next to a forest on the edge of the South Whidbey Sports Complex. specific area has some slight rolls but is generally flat.

## 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)



# 509771 # 512613

### PROJECT DOCUMENTS AND PHOTOS

Project Documents and Photos

File Type	Attach Date	Attachment Type	Title	Person	File Name, Number Associations	Shared
	05/02/2022	Cultural Resources: Correspondence	DAHP Cultural Resources study_email.pdf	MatthewS	DAHP Cultural Resources study.pdf, 513177	
	05/02/2022	Site Plan: Development site plan	DimensionalRenderingPB_April2022.pdf	MatthewS	DimensionalRenderingPB_April2022.... 512625	✓
	05/01/2022	Photo	WorksiteImagePB_Overhead.jpg	MatthewS	WorksiteImagePB_Overhead.jpg, 512613	✓
	04/29/2022	Map: Athletic Facility	Map_PickleballComplex.pdf	DougC	Map_PickleballComplex.pdf, 512135	✓
	04/29/2022	Visuals	Visuals-Pickleball.docx	DougC	Visuals-Pickleball.docx, 512127	✓
	04/21/2022	Photo	Pickleball Courts-photo.jpg	DougC	Pickleball Courts-photo.jpg, 509771	✓
	04/21/2022	Control & Tenure Documentation	Control and Tenure Documentation.pdf	DougC	Control and Tenure Documentation.pdf, 509681	✓
	04/21/2022	Applicant Resolution/Authorizations	22-1456 Authorizing Resolution.pdf	DougC	22-1456 Authorizing Resolution.pdf, 509611	✓
	04/19/2022	Map: Boundary map – Draft	22-1456 Project Boundary Map-Draft.pdf	DougC	22-1456 Project Boundary Map-Draft.pdf, 508784	✓

## 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

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

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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