

PROJECT: 22-1447 DEV, SW COMMUNITY PARK-OUTDOOR AMPHITHEATER  
Sponsor: South Whidbey Parks & Rec Dist Program: WWRP - Local Parks Status: Application Returned

## 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

### MANAGING AGENCY

Recreation and Conservation Office

## External Systems

### SPONSOR ASSIGNED INFO

**Sponsor-Assigned Project Number** 2022-02

**Sponsor-Assigned Regions**

### EXTERNAL SYSTEM REFERENCE

**Source** **Project Number** **Submitter**

No records to display

# Project Application Report - 22-1447

## 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:dirswprd@whidbey.com">dirswprd@whidbey.com</a>
<u>Matthew Simms</u> South Whidbey Parks & Rec Dist	Alt Project Contact	(425) 876-0826	<a href="mailto:matthewsimms@eaton.com">matthewsimms@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 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

## Project Application Report - 22-1447

# Project Application Report - 22-1447

## Project Location

### RELATED PROJECTS

#### Projects in PRISM

PRISM Number	Project Name	Current Status	Relationship Type	Notes
22-1448 D	SW Community Park-Outdoor Amphitheater-LWCF	Application Returned	Matching Grant	

#### 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 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

South Whidbey Parks & Recreation will use this funding to construct an outdoor amphitheater in South Whidbey's Community Park. The overall goal of the project is to develop an amphitheater venue to host a range of recreation activities and events important to the South Whidbey community but not well accommodated in Community Park today. Theatrical and musical performances, poetry readings, and educational presentations are important recreational components of life on South Whidbey, and Community Park currently does not have a facility well suited to host these activities. The project will use a site within Community Park that is ideal for an amphitheater, partially cleared of significant trees and with sloping terrain to accommodate the construction of a seating area. At the base of the slope, a partially sheltered stage will be constructed, and electrical service will be routed to the stage to support lighting and power for microphones, speakers, and other devices associated with performances and presentations. So constructed, this new facility will be closely connected to other outdoor recreation elements in Community Park and will add diversity to recreation options available for citizens of South Whidbey.

# Project Application Report - 22-1447

## 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.

#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

# Project Application Report - 22-1447

Worksite: Amphitheater Site (#1)

# Project Application Report - 22-1447

## 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			\$25,000
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	

### 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
Acres of site preparation			1.00
Number of trail miles for site preparation			0
Buildings / structures to be demolished			None

# Project Application Report - 22-1447

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	\$5,000
-----------------------------------	---------

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)	\$35,000
--	----------



# Project Application Report - 22-1447

## 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	\$5,000	
General Site Improvements	Develop circulation paths or access routes	\$25,000	
	Install signs/kiosk	\$10,000	
	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:	\$461,000	
Admin, Architecture, and Engineering		\$35,000	
	Total Estimate For Worksite:	\$496,000	

### Summary

Total Estimated Costs Without AA&E:	\$461,000
Total Estimated AA&E:	\$35,000
Total Estimated Development Costs:	\$496,000

## Cost Summary

	Estimated Cost	Project %	Admin/AA&E %
<u>Development Costs</u>			
Development	\$461,000		
Admin, Architecture, and Engineering	\$35,000		7.59 %
SUBTOTAL	\$496,000	100.00 %	
Total Cost Estimate	\$496,000	100.00 %	

## Funding Request and Match

### FUNDING PROGRAM

WWRP - Local Parks \$215,000 43.346774 %

### SPONSOR MATCH

State Funding Grant - RCO LWCF

Amount \$215,000.00

Funding Organization South Whidbey Parks & Recreation District

Other Monetary Funding Donated Cash

\$15,000.00

# Project Application Report - 22-1447

Amount		\$15,000.00
Funding Organization		Rotary Club of South Whidbey
Other In-Kind Contributions	Donated Services	
Amount		\$30,000.00
Funding Organization		<b>Note:</b> Donated Architectural Services
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:		\$281,000.563226 '
Total Funding Request (Funding + Match):		\$496,000.100.000000

## 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

## Project Application Report - 22-1447

#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?

Yes

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

South Whidbey Community Park established in 1987

#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				
Cultural Assessment [Section 106]	DAHP				

# Project Application Report - 22-1447

## Attachments

### Required Attachments

5 out of 5 done

Applicant Resolution/Authorizations	✓
Control & Tenure Documentation	✓
Map: Boundary map – Draft	✓
Photo	✓
Site Plan: Development site plan	✓

### PHOTOS (JPG, GIF)

Photos (JPG, GIF)



# 509775 Primary

### PROJECT DOCUMENTS AND PHOTOS

Project Documents and Photos

File Type	Attach Date	Attachment Type	Title	Person	File Name, Number Associations	Shared
	07/01/2022	Application Review Report	Grant Manager Comments, 22-1447D(rtnd 07/01/22 11:33)	AllisonD	Grant Manager Comments Report - 22-1447 (rtnd 07-01-2022_11-33-06).pdf, 522203	✓
	06/03/2022	Evaluation: Project presentation - Tech Review Mtg	RCO-2022-WWRP-LP-Amphitheater.pptx	DougC	RCO-2022-WWRP-LP-Amphitheater.pptx, 518180	✓
	05/03/2022	Project Application Report	Project Application Report, 22-1447D (sub 05/03/22 11:00:00)	DougC	Project Application Report - 22-1447 (submitted 05-03-2022_11-00-00).pdf, 513746	✓
	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

## Project Application Report - 22-1447

Status Name	Status Date	Submitted By	Submission Notes
Application Returned	07/01/2022	Allison Dellwo	Doug - Thanks so much. Let's be in touch prior to the Technical Completion Deadline. -Allison
Application Submitted	05/03/2022	Doug Coutts	
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. (Doug Coutts, 05/03/2022)

Date of last change: 07/13/2022