

PROJECT: 22-1455 DEV, SW SPORTS COMPLEX-PICKLEBALL COURTS
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 2022-06

Sponsor-Assigned Regions

EXTERNAL SYSTEM REFERENCE

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

No records to display

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Project Contacts

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

Worksites & Properties

Worksite Name

#1 South Whidbey Sports Complex Pickleball Courts

Development	Property Name
✓	South Whidbey Sports Complex

Worksite Map & Description

Worksite #1: South Whidbey Sports Complex Pickleball Courts

WORKSITE ADDRESS

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

Worksite Details

Worksite #1: South Whidbey Sports Complex Pickleball Courts

SITE ACCESS DIRECTIONS

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
22-1456 D	SW Sports Complex-Pickleball Courts-YAF	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

#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: South Whidbey Sports Complex Pickleball Courts)

✓ 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

Pickleball has taken hold of the citizens of South Whidbey and is growing exponentially in participation. Two years ago, District staff were approached by a small group requesting to paint two pickleball courts in a parking lot at our Sports Complex. Since then, with Intro to pickleball classes on the island and Pickleball included in the School District Physical Education program, the District has been approached twice more to add more courts in the parking lot. There are now 4 pickleball courts painted in the parking lot at the Sports Complex and while it is good that we have them, the situation is far from ideal. With all the other usage in the Sports Complex, parking was already at a premium, and the additional usage being generated by pickleball increases that pressure.

This project seeks to provide a permanent option for our pickleball participants within the same park and free up the parking area now being used as pickleball courts. Grant funds would be used to design and build 6 pickleball courts (3 to ADA standards) with a paved walkway and storage building for court maintenance equipment.

Project Questions

#1: When will the project be completed and made available to the public for outdoor recreation uses? Please note that

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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

#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

#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

YAF grant is being applied for this cycle, if successful, funds would be available in 2023

Development Metrics

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Worksite: South Whidbey Sports Complex Pickleball Courts (#1)

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BUILDINGS AND STRUCTURES

Construct storage facility

Total cost for Construct storage facility			\$12,000
	Note: Storage for nets, court sweeping equipment, other equipment specific to the courts		
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			\$24,000
	Note: Includes ADA access pathways		
Enter length of circulation paths and routes by surface type		Asphalt	Feet 50
		Total	50
Minimum width of the circulation paths or access routes			3
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			1,024
	Note: 528' of 7' fence 496' of 4' fence		
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	

SITE PREPARATION

General site preparation

Total cost for General site preparation			\$80,000
Acres of site preparation			0.50
Number of trail miles for site preparation			0
Buildings / structures to be demolished			None
Select the site preparation activities		General site prep activities Mobilization	

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		Impervious	Number 6
		Pervious	0
		Total	6
Select the pickleball court renovation elements			Not applicable

CULTURAL RESOURCES

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Cultural resources

Total cost for Cultural resources	\$12,000
Acres surveyed for cultural resources	0.50
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	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	0.50
Project acres renovated	0

Development Cost Estimates

Worksite #1: South Whidbey Sports Complex Pickleball Courts

Category	Work Type	Estimated Cost	Note
Buildings and Structures	Construct storage facility	\$12,000	Storage for nets, court sweeping equipment, other equipment specific to the courts
Cultural Resources	Cultural resources	\$12,000	
General Site Improvements	Develop circulation paths or access routes	\$24,000	Includes ADA access pathways
	Install fencing/barriers	\$80,000	
	Install site furnishings	\$7,000	
Permits	Obtain permits	\$2,000	
Site Preparation	General site preparation	\$80,000	
Sport Courts	Pickleball development	\$260,000	
	Subtotal:	\$477,000	
Admin, Architecture, and Engineering		\$25,000	
	Total Estimate For Worksite:	\$502,000	

Summary

Total Estimated Costs Without AA&E:	\$477,000
Total Estimated AA&E:	\$25,000
Total Estimated Development Costs:	\$502,000

Cost Summary

	Estimated Cost	Project %	Admin/AA&E %
<u>Development Costs</u>			
Development	\$477,000		
Admin, Architecture, and Engineering	\$25,000		5.24 %
SUBTOTAL	\$502,000	100.00 %	
Total Cost Estimate	\$502,000	100.00 %	

Funding Request and Match

FUNDING PROGRAM

WWRP - Local Parks	\$225,000	44.820717 %
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SPONSOR MATCH

State Funding	Grant - RCO YAF	
Amount		\$225,000.00
Funding Organization		South Whidbey Parks & Recreation District
Other Monetary Funding	Donated Cash	
Amount		\$52,000.00

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Funding Organization

South Whidbey Parks & Recreation District

Note: Pledged donations by Pickleball players

Match Total: \$277,000.55.179283 '

Total Funding Request (Funding + Match): \$502,000.100.000000

Cultural Resources

Worksite #1: South Whidbey Sports Complex Pickleball Courts

#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

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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

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

#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-Established 2000

#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

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)



509770 Primary # 512611 Secondary

PROJECT DOCUMENTS AND PHOTOS

Project Documents and Photos

File Type	Attach Date	Attachment Type	Title	Person	File Name, Number Associations	Shared
	07/02/2022	Application Review Report	Grant Manager Comments, 22-1455D(rtnd 07/02/22 16:24)	AllisonD	Grant Manager Comments Report - 22-1455 (rtnd 07-02-2022_16-24-22).pdf, 522384	✓
	06/03/2022	Evaluation: Project presentation - Tech Review Mtg	RCO-2022-WWRP-LP-Pickleball Courts.pptx	DougC	RCO-2022-WWRP-LP-Pickleball Courts.pptx, 518177	✓
	06/03/2022	Visuals	Not this one	DougC	RCO-2022-WWRP-LP-Pickleball Courts.pptx, 518175	✓
	05/03/2022	Project Application Report	Project Application Report, 22-1455D (sub 05/03/22 11:10:48)	DougC	Project Application Report - 22-1455 (submitted 05-03-2022_11-10-48).pdf, 513761	✓
	05/02/2022	Cultural Resources: Correspondence	DAHP Cultural Resources study_email.pdf	MatthewS	DAHP Cultural Resources study.pdf, 513174	
	05/02/2022	Site Plan: Development site plan	DimensionalRenderingPB_April2022.pdf	MatthewS	DimensionalRenderingPB_April2022.... 512626	✓
	05/01/2022	Photo	WorksiteImagePB_Overhead.jpg	MatthewS	WorksiteImagePB_Overhead.jpg, 512611	✓
	04/21/2022	Photo	Pickleball Courts-photo.jpg	DougC	Pickleball Courts-photo.jpg, 509770	✓
	04/21/2022	Control & Tenure Documentation	Control and Tenure Documentation.pdf	DougC	Control and Tenure Documentation.pdf, 509673	✓
	04/21/2022	Applicant Resolution/Authorizations	22-1455 Authorizing Resolution.pdf	DougC	22-1455 Authorizing Resolution.pdf, 509630	✓
	04/19/2022	Map: Boundary map – Draft	22-1445 Project Boundary Map-draft.pdf	DougC	22-1445 Project Boundary Map-draft.pdf, 508791	✓

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		

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Application Status

Application Due Date: 05/03/2022

Status Name	Status Date	Submitted By	Submission Notes
Application Returned	07/02/2022	Allison Dellwo	Thanks Doug - let's chat prior to the Technical Completion Deadline.
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