

PROJECT: 22-1456 DEV, SW SPORTS COMPLEX-PICKLEBALL COURTS-YAF

Sponsor: South Whidbey Parks & Rec Dist Program: YAF - Large 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 2022-07

Sponsor-Assigned Regions

EXTERNAL SYSTEM REFERENCE

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

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	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	matthewesimms@eaton.com
<u>Carrie Monforte</u> 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

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

Project Application Report - 22-1456

Project Application Report - 22-1456

Project Location

RELATED PROJECTS

Projects in PRISM

PRISM Number	Project Name	Current Status	Relationship Type	Notes
22-1455 D	SW Sports Complex-Pickleball Courts	Application Returned	Matching Grant	

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 Pickleball Courts)

✓ 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

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: 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?

Project Application Report - 22-1456

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

#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

Project Application Report - 22-1456

#1: NEED AND NEED SATISFACTION 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. 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.

Whidbey Island Pickleball Club currently has 193 players and supporters, and has been growing by 5-10 people each month this year. And that does not include a number of SWPRD participants who often just play those sessions. In 2016, we had 6 active players.

The SWPRD drop-in roster list currently includes 201 people, and sessions have reached the capacity limit several times.

Including the SWPRD sessions (4 per week), our Whidbey Island Pickleball organized groups play another 11 sessions - at a minimum. Attendance varies from about 8 to 24, which is generally our capacity with the 4 courts.

Between SWPRD and WIP that's 15 sessions a week, and around 40 hours of organized sessions each week. That's pretty massive. At a conservative average of 18 players per session, that's 720 "player hours" each week. There are also many ad hoc groups and families that utilize the courts.

Since 2018 we have conducted 17 introductory classes thru SWPRD, with over 160 participants. We seem to be on a 6 classes per year pace, and still a healthy wait list.

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. The current temporary courts draw from our primary service area which encompasses the South Whidbey constituency with some players participating from our secondary service area which extends up to Coupeville on Whidbey Island. Provision of these courts would make the facility a regional draw bringing people from all over Whidbey and visitors from off island to participate.

Project Application Report - 22-1456

#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 Whidbey Island 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. The planned site is located in the same park as the temporary parking lot courts with access to all the existing amenities on site-parking, bathrooms, etc. Proposed locations is an unused cleared section of the park currently not used for activity adjacent to a paved trail which would allow for ease of access.

#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. As to youth athletic programming, the District and District staff have a wealth of experience in managing youth athletic programs. Currently, the District runs a youth basketball league in the winter, and hosts multiple sports camps throughout the summer months. District staff have run a wide range of youth athletic programs including but not limited to basketball, baseball, hockey, ultimate frisbee, soccer, tennis, golf, figure skating, and sailing, over careers that total more than 50 years of experience,

#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. While the District will schedule pickleball programs on the courts, at least one court will always be kept open for public use. Signage will be posted as to procedures when all courts are in use with paddle racks for "next on" in place for the publicly available courts. Scheduled activities will be blocked out of court availability in the District facility schedule online so all users can see what courts are available. Booking of courts by public in advance is currently not planned. Public courts would be available on a first come first serve basis.

Project Application Report - 22-1456

#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. We plan to start permitting the project this fall and go out to a design/build process once funds are confirmed i 2023. Desired finish date of the project would be December 2023 with a fall back, if any issues occur of completion by December of 2024.

#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

Project Application Report - 22-1456

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

Project Application Report - 22-1456

BUILDINGS AND STRUCTURES

Construct storage facility

Total cost for Construct storage facility			\$12,000
	Note: Storage of court cleaning equipment, extra nets, other equipment specific to the Pickleball 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
Enter length of circulation paths and routes by surface type		Asphalt	Feet 150
		Total	150
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			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 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

Project Application Report - 22-1456

Total cost for Cultural resources	\$12,000
-----------------------------------	----------

Acres surveyed for cultural resources	1.00
---------------------------------------	------

PERMITS

Obtain permits

Total cost to Obtain permits	\$2,000
------------------------------	---------

ARCHITECTURAL & ENGINEERING

Architectural & Engineering (A&E)

Total cost for Architectural & Engineering (A&E)	\$25,000
--	----------

Project Application Report - 22-1456

Overall Project Metrics

COMPLETION DATE

Projected date of completion	12/31/2024
------------------------------	------------

PROGRAM OUTCOMES

Youth Served	0
Youth Served by the development or renovation project	1,000

SITES IMPROVED

Project acres renovated	1.00
-------------------------	------

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 of court cleaning equipment, extra nets, other equipment specific to the Pickleball Courts.
Cultural Resources	Cultural resources	\$12,000	
General Site Improvements	Develop circulation paths or access routes	\$24,000	
	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:	\$477,000
			\$25,000
Admin, Architecture, and Engineering			
	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

YAF - Large	\$225,000	44.820717 %
-------------	-----------	-------------

SPONSOR MATCH

State Funding	Grant - RCO WWRP	
Amount		\$225,000.00
Funding Organization		South Whidbey Parks & Recreation District

Project Application Report - 22-1456

Other Monetary Funding

Donated Cash

Amount \$52,000.00

Funding Organization South Whidbey Parks & Recreation District
Note: Pledged Donations from South Whidbey Pickleball Club players

Match Total: \$277,00055.179283 '

Total Funding Request (Funding + Match): \$502,000100.000000C

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

Project Application Report - 22-1456

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

Project Application Report - 22-1456

Attachments

Required Attachments

7 out of 7 done

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

PHOTOS (JPG, GIF)

Photos (JPG, GIF)



509771 Primary # 512613 Secondary

PROJECT DOCUMENTS AND PHOTOS

Project Documents and Photos

File Type	Attach Date	Attachment Type	Title	Person	File Name, Number Associations	Shared
	07/03/2022	Application Review Report	Grant Manager Comments, 22-1456D(rtnd 07/03/22 10:46)	AllisonD	Grant Manager Comments Report - 22-1456 (rtnd 07-03-2022_10-46-11).pdf, 522389	✓
	05/03/2022	Project Application Report	Project Application Report, 22-1456D (sub 05/03/22 11:15:43)	DougC	Project Application Report - 22-1456 (submitted 05-03-2022_11-15-43).pdf, 513774	✓
	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		

Project Application Report - 22-1456

Application Status

Application Due Date: 05/03/2022

Status Name	Status Date	Submitted By	Submission Notes
Application Returned	07/03/2022	Allison Dellwo	
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